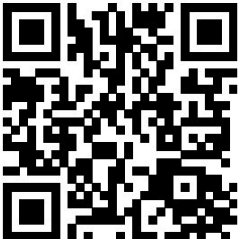




8A BUSHMILLS ROAD, PORTRUSH



X 5



X 1



X 4

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 77 | 78 |

OFFERS OVER £750,000

8A BUSHMILLS ROAD, PORTRUSH

This luxurious semi-detached house is meticulously finished to the highest standards. Extending to over 2,500 Sq Ft, this stunning home offers ample space and comfort, perfect for modern family living.

The property features five well appointed bedrooms, three with private ensembles and a spacious first floor lounge. The large dining kitchen is ideal for entertaining and opens onto a low maintenance private garden at the rear.

Located directly opposite the prestigious Royal Portrush Golf Club, the house boasts stunning views of the clubhouse, course and beyond and is only a short distance from the beautiful East Strand Beach and the many attractions of this popular seaside resort.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Secure gated parking.
- Enclosed private rear garden.
- Prestigious location opposite Royal Portrush Golf Club.
- Short distance to East Strand Beach and local attractions.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,459.02

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE HALL

Spacious entrance hall; Beam vacuum point; tiled floor; spot lighting.

DINING KITCHEN

5.17 m x 6.28 m (17'0" x 20'7")

Range of contemporary fitted units; Silestone work surfaces; recessed sink unit with Quooker boiling water tap; space for American style fridge freezer; fitted dual ovens; integrated dishwasher; induction hob with recessed extractor fan over; large kitchen island with Silestone work surfaces; spot lighting; patio doors leading to the rear.

UTILITY ROOM

1.96 m x 1.76 m (6'5" x 5'9")

Range of fitted units; laminate work surfaces; stainless steel sink unit; plumbed for washing machine; space for dryer; Beam vacuum system; tiled floor; spot lighting; door to the rear.

DOWNSTAIRS W/C

0.89 m x 1.77 m (2'11" x 5'10")

Wall mounted toilet; vanity unit with wash hand basin; chrome towel radiator; tiled floor; extractor fan.

BEDROOM 5

5.09 m x 4.23 m (16'8" x 13'11")

Double bedroom to the front; engineered oak flooring; spot lighting.

ENSUITE

1.38 m x 1.88 m (4'6" x 6'2")

Large walk in shower cubicle with rainfall head & wand; wall mounted toilet; vanity unit with wash hand basin; chrome towel radiator; spot lighting; tiled walls; tiled floor; extractor fan.

FIRST FLOOR

LANDING

Large shelved linen cupboard; Beam vacuum point; spot lighting.

LOUNGE

5.09 m x 6.27 m (16'8" x 20'7")

Bay window to the front over looking Royal Portrush Golf Club; tiled fireplace with stone surround; door leading to Juliet balcony; wired for surround sound; engineered oak flooring; spot lighting.

BEDROOM 3

3.97 m x 2.88 m (13'0" x 9'5")

Double bedroom to the rear; spot lighting.

BEDROOM 4

3.47 m x 3.27 m (11'5" x 10'9")

Double bedroom to the rear; spot lighting.

BATHROOM

2.84 m x 2.52 m (9'4" x 8'3")

Large walk in shower cubicle with rainfall head & wand; contemporary bath; large vanity unit with wash hand basin; wall mounted toilet; black chrome towel radiator; tiled floor; tiled walls; extractor fan.

SECOND FLOOR

LANDING

Large shelved linen closet; Beam vacuum point; spot lighting.

BEDROOM 1

5.59 m x 6.63 m (18'4" x 21'9")

Spacious principle bedroom suite to the front with bay window overlooking Royal Portrush Golf Club; spot lighting.

ENSUITE

1.67 m x 2.48 m (5'6" x 8'2")

Large tiled shower cubicle with rainfall head & wand; wall mounted toilet; vanity unit with wash hand basin; chrome towel radiator; tiled floor; spot lighting; extractor fan.

BEDROOM 2

3.30 m x 5.67 m (10'10" x 18'7")

Double bedroom to the rear; spot lighting.

ENSUITE

1.24 m x 2.48 m (4'1" x 8'2")

Tiled shower cubicle with rainfall head & wand; wall mounted toilet; wash hand basin; chrome towel radiator; tiled floor; spot lighting; extractor fan.

EXTERIOR

OUTSIDE FEATURES

- Gated paviour brick driveway and parking area.
- Fully enclosed garden to the rear with patio area.
- Feature putting & chipping green.
- Bin storage area.
- Exterior Boiler.
- Outside light & tap.



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by RICS



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