



27 CAUSEWAY STREET, PORTRUSH



X 5



X 1



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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			
		84	84

OFFERS AROUND £950,000

27 CAUSEWAY STREET, PORTTRUSH

Discover coastal living at its finest with this stunning new build townhouse in Portrush. Spanning four floors and approximately 2,300 sq ft, this home combines modern design with breath taking sea views stretching from the East Strand to Royal Portrush Golf Club to the Skerries and beyond.

The property features five spacious bedrooms, each with a luxurious ensuite. The open plan kitchen is thoughtfully designed, complete with premium appliances, sleek finishes and stylish feature lighting.

Enjoy the coastal breeze from the spacious balcony or on the private rooftop terrace, both offering stunning sea views - ideal for relaxing & entertaining.

High efficiency systems enhance the overall home, including an air source heat pump, solar panels, a heat recovery system and acoustic double glazing, ensuring comfort and sustainability in equal measure...

FEATURES

- Luxury kitchen and utility room equipped with premium appliances.
- Fully tiled wet room ensuite facilities to all bedrooms featuring wall mounted sanitary ware and feature lighting.
- Energy efficient air source heat pump feeding an underfloor heating system.
- Solar panels providing sustainable hot water supply.
- Whole home heat recovery and ventilation system for improved air quality and energy efficiency.
- Acoustic double glazing on the front elevation for enhanced sound insulation.
- Architect's certificate to be provided upon completion.

ADDITIONAL INFORMATION

TENURE: Freehold
ANNUAL RATES: TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.43 m x 1.68 m (4'8" x 5'6")
Tiled floor.

ENTRANCE HALL

Engineered wood flooring.

BEDROOM 5

3.79 m x 3.46 m (12'5" x 11'4")
Double bedroom to the front; engineered wood flooring.

ENSUITE

1.41 m x 2.77 m (4'8" x 9'1")
Fully tiled wet room; walk in shower with rainfall head and toiletry shelf; wall mounted toilet; vanity unit with wash hand basin; backlit mirror; heated towel radiator; automatic sensor lighting.

UTILITY ROOM

2.31 m x 3.58 m (7'7" x 11'9")
Extensive range of fitted units; laminate work surfaces; sink unit; raised space for washing machine & dryer with basket drawers and storage; engineered wood flooring.

BEDROOM 4

3.44 m x 3.58 m (11'3" x 11'9")
Double bedroom to the rear; engineered wood flooring.

ENSUITE

1.42 m x 2.79 m (4'8" x 9'2")
Fully tiled wet room; walk in shower with rainfall head and toiletry shelf; wall mounted toilet; vanity unit with wash hand basin; backlit mirror; heated towel radiator; automatic sensor lighting.

FIRST FLOOR

SEPARATE WC

1.20 m x 1.68 m (3'11" x 5'6")
Wall mounted toilet; vanity unit with wash hand basin; backlit mirror.

BEDROOM 3

3.99 m x 2.86 m (13'1" x 9'5")
Double bedroom to the front; engineered wood flooring.

ENSUITE

1.42 m x 2.21 m (4'8" x 7'3")
Fully tiled wet room; walk in shower with rainfall head and toiletry shelf; wall mounted toilet; vanity unit with wash hand basin; backlit mirror; heated towel radiator; automatic sensor lighting.

OPEN PLAN KITCHEN, LIVING & DINING

KITCHEN AREA

5.34 m x 2.60 m (17'6" x 8'6")
Contemporary two tone fitted units and peninsula with breakfast bar seating; quartz worksurfaces; recessed sink with 'Quooker' boiling/filter water tap; integrated fridge freezer; 2 x 'Neff' combination ovens & induction hob; integrated dishwasher and space for wine cooler; tiled flooring.

LIVING AREA

5.34 m x 2.60 m (17'6" x 8'6")
Spacious open plan living & dining area; discrete feature lighting; built in media wall with space for TV & electric fire; tiled flooring; sliding patio doors leading to the sit out balcony; sea views.

BALCONY

5.57 m x 3.57 m (18'3" x 11'9")
Non slip porcelain tiles; glass balustrades; exterior lighting; power points; sea views.

SECOND FLOOR

BEDROOM 2

5.36 m x 2.88 m (17'7" x 9'5")
Double bedroom to the front; engineered wood flooring.

ENSUITE

1.44 m x 2.78 m (4'9" x 9'1")
Fully tiled wet room; walk in shower with rainfall head and toiletry shelf; wall mounted toilet; vanity unit with wash hand basin; backlit mirror; heated towel radiator; automatic sensor lighting.

BEDROOM 1

5.34 m x 4.23 m (17'6" x 13'11")
Double bedroom to the rear; engineered wood flooring; sea views.

DRESSING ROOM

2.51 m x 3.36 m (8'3" x 11'0")
Engineered wood flooring.

ENSUITE

1.44 m x 2.67 m (4'8" x 8'9")
Fully tiled wet room; walk in shower with rainfall head and toiletry shelf; wall mounted toilet; vanity unit with wash hand basin; backlit mirror; heated towel radiator; automatic sensor lighting.

THIRD FLOOR

ROOF TERRACE

5.54 m x 5.53 m (18'2" x 18'2")
Non slip porcelain tiles; glass balustrades; exterior lighting; power points; sea views.

EXTERNAL STORE

1.44 m x 2.32 m (4'9" x 7'7")
Accessed directly from the roof terrace; ideal storage for outdoor furniture, BBQ etc.

EXTERIOR FEATURES

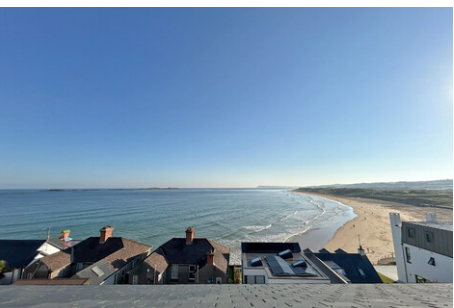
- Gated patio area to the front with non slip porcelain tiles.
- Fully enclosed patio area to the rear.
- Pedestrian access to rear lane.
- Outside lighting and tap.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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PHOTOS



FLOORPLAN

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