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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

81 Station Road

BT55 7PU

Price £750,000

028 7083 2000
www.armstronggordon.com

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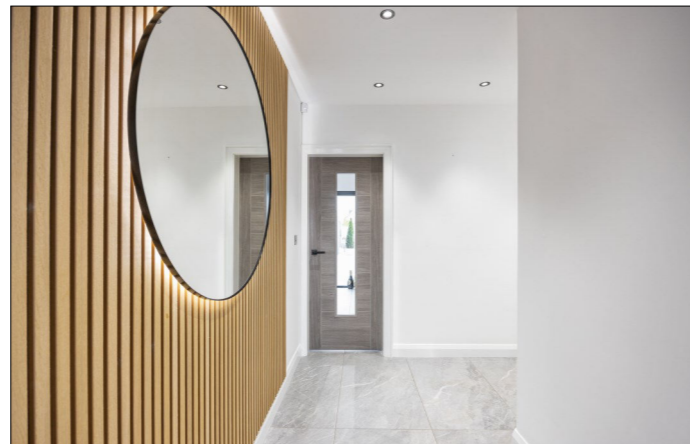
Just out of this world... A most amazing opportunity to acquire a most luxurious and amazingly finished superb five bedroom detached family bungalow located on the edge of Portstewart and on the North West 200 circuit road. Having undergone major renovation and refurbishment works circa 2021/2022 with no attention to detail overlooked, the bright and spacious accommodation provides a fantastic contemporary feel to ensure maximum comfort and a serene sanctuary to relax and unwind. Internally the property boasts a wealth of well proportioned and versatile accommodation with bright and spacious rooms throughout which are beautifully presented by the current vendors. Externally the property also exudes style and purposely created outdoor living area including porcelain non-slip tiles and granite wall toppings and barbeque house. On the periphery of Portstewart, this luxury home is literally on the doorstep of many of the North Coast's finest attractions including championship golf courses, beaches and a wide choice of first class eating establishments. The selling agents thoroughly recommend early internal appraisal of this magnificent family home which will have instant appeal for those in search of a property with an exceptional layout and truly luxurious specification inside and out.

Approaching Portstewart on the Station Road, No. 81 will be located on your right hand side just after the entrance to Apollo Road and before the Mill Road roundabout.

ACCOMMODATION COMPRISES:

Entrance Hall:

4'8 wide with composite door, Italian porcelain R rated non-slip tiles, recessed lights 'woodupp' oak veneer panelling with illuminated mounted mirror, double storage cupboard with railing and shelving, ladder access.



Open Plan Kitchen / Lounge / Dining:

22'8 x 21'1 (Max)

Kitchen Area:

Central Island unit with 'Schock' sink set in granite worktop, 'Quooker' tap with instant boiling water, filter chilled tap, 'Airforce' induction hob, 'Amica' dual zoned wine chiller for white and red wine, saucepan drawers, USB plugs and electric points, island has seating for 6 people.



Kitchen Area Continued:

Solid oak veneer wall units with soft close function housing integrated appliances including fridge freezer, two 'AEG' eye level smart ovens with warming drawer, microwave and 'Beko' dishwasher, granite worktop, integrated breakfast dock also with granite work surface and storage above and below.

Lounge / Dining Area:

Oak veneer storage under T.V mounted on marble effect aqua board with back lighting, aluminium sliding doors to front and rear, vaulted ceiling with 'Velux' windows.



Utility Room:

With 'Dolphin sinks' sink, range of high and low level units with granite worktop and upstands, plumbed for automatic washing machine, space for tumble dryer, broom cupboard, additional pet wash down area with black edition fittings and storage below, Italian porcelain R rated non-slip tiling, recessed lights and extractor fan. 9'8 x 8'10



Additional aluminium sliding door from hallway leading to rear garden.

Bedroom 1:

With 'Woodupp' oak veneer panelling with illuminated mounted mirror, recessed lighting, aluminium sliding door to garden. 20'2 x 12'0

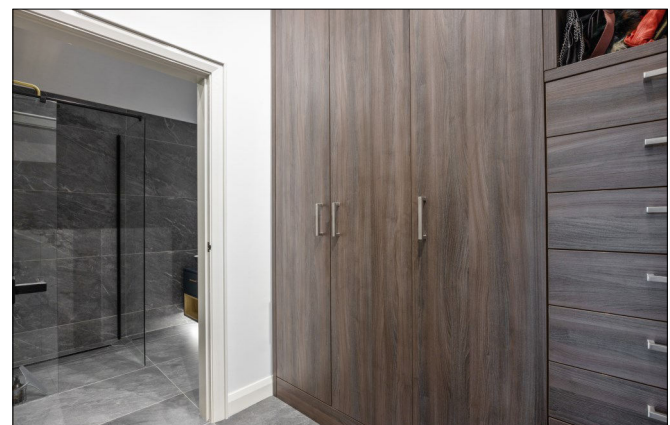
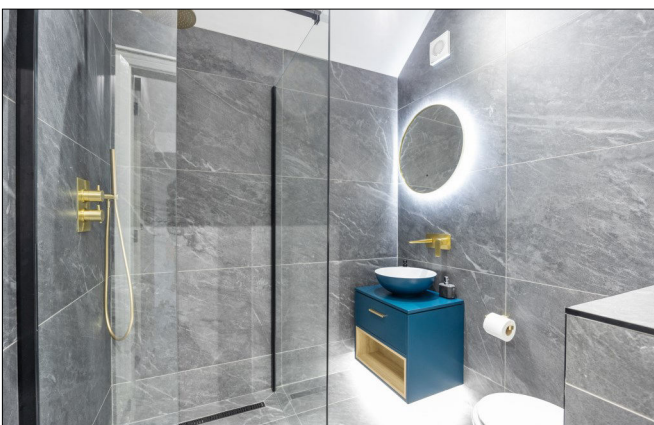


Dressing Room:

With recessed lights and Italian porcelain R rated non-slip tiled floor. 7'6 x 6'4

Ensuite:

With fully tiled walk in shower cubicle with mains shower, rimless floating toilet with sensor under light, wash hand basin set in vanity unit with storage below and feature under lighting, LED illuminated anti fog mirrored above, brushed gold flush plates and taps.



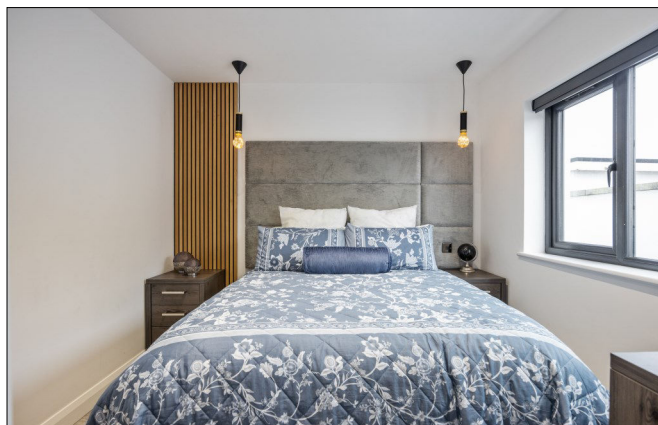
Bedroom 2:

With recessed lights and Italian porcelain R rated non-slip tiled floor. 9'9 x 9'8



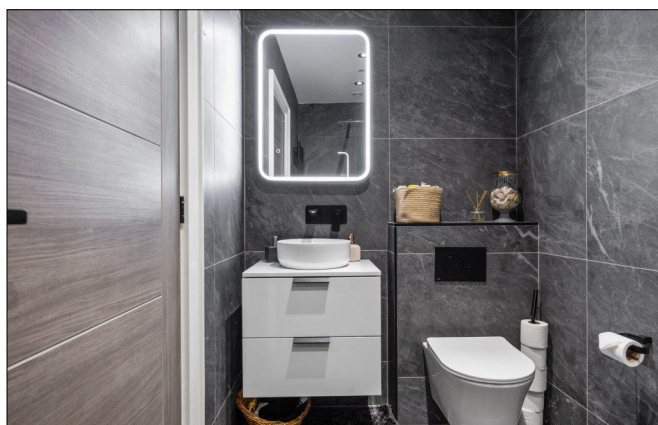
Bedroom 3:

With 'Woodupp' oak veneer panelling and Italian porcelain R rated non-slip tiled floor. 9'8 x 9'5



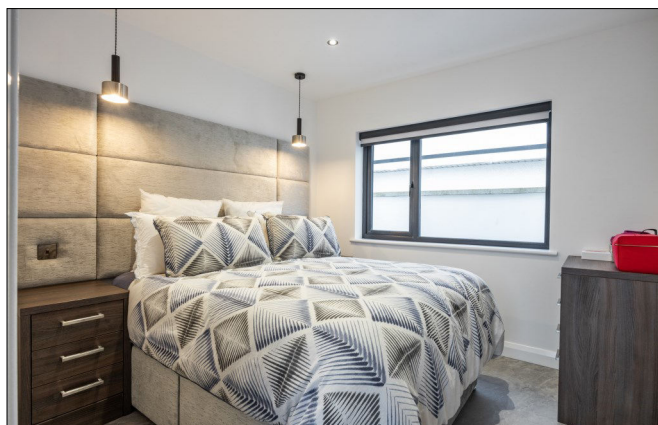
Jack & Jill Ensuite:

With fully tiled walk in shower cubicle with mains shower and black square thermostatic shower kit, floating w.c with black edition flush panel, wash hand basin set in vanity unit with storage below, LED illuminated anti fog mirror with dimmer control panel above, recessed lighting, Italian porcelain R rated non-slip tiled floor, Linear drain system.



Bedroom 4:

With 'Woodupp' oak veneer panelling, wired for wall lights, recessed light, Italian porcelain R rated non-slip tiled floor, space for sliderobes. 11'8 x 8'5



Bedroom 5:

With recessed lights, Italian porcelain R rated non-slip tiled floor, space for slide robes.

9'9 x 8'4



Main Wet Room:

With fully tiled walk in shower area with mains shower having rainfall shower fitting and additional telephone hand shower (exposed piping style), floating w.c. with sensor under light, wash hand basin set on Hampton marble topped vanity unit with storage below and under light, LED illuminated anti fog mirror above, black edition flush panel and taps, Italian porcelain R rated non-slip tiled floor, recessed lighting, extractor fan, linear drain system.



EXTERIOR FEATURES:

Extensive tarmac driveway with ample parking spaces leading to attached garage with light and power points, porcelain tiled floor, electric up and over door to front and additional electric roller door to rear. Keylit ladder access to storage room above.

Garden to rear is fully enclosed and fully tiled with outdoor Italian porcelain R rated non-slip tiles. Granite wall copings, window sills and kerbs.

Large hexagonal barbeque house (accommodating 10-12 persons) with light and power points.

Exterior smart lighting installed. 'Balboa' hot tub with 3 individual seats and 2 lounge seats.

Selection of bamboo screening, trees and carpet roses.



SPECIAL FEATURES:

- ** Gas Fired Central Heating With 'Heatmiser' Individual Thermostats In Each Room. All App Controlled.
- ** PVC Double Glazed Windows With Aluminium Sliding Doors
- ** Under Floor Heating
- ** Hik-Connect CCTV With 6 Cameras & Monitor. App Controlled.
- ** Smart Alarm System
- ** Louvolite Reactive Blinds In All Rooms. App Controlled
- ** Blue Savoy Italian Porcelain R Rated Non-Slip Tiles Throughout

CAPITAL VALUE:

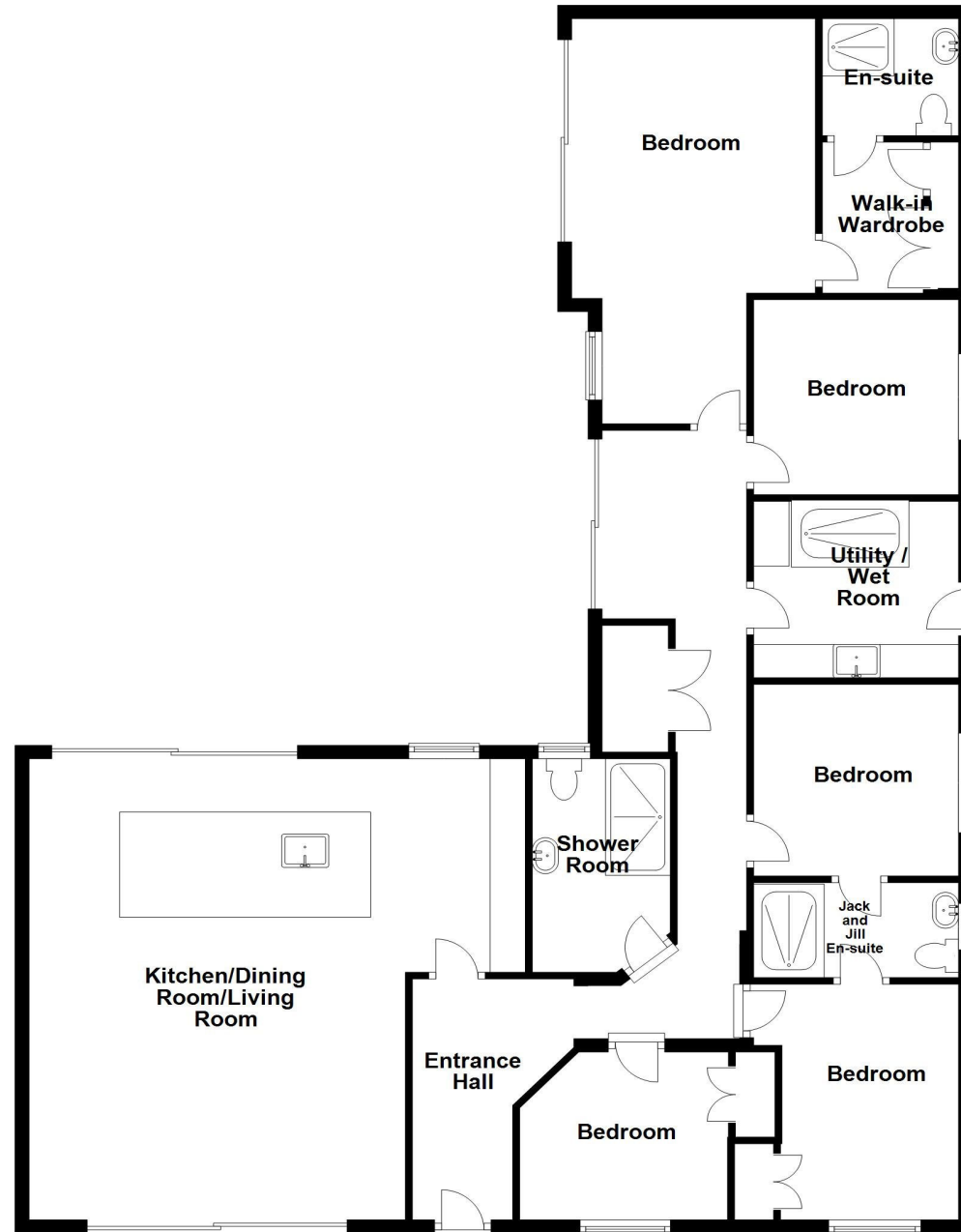
£210,000 (Rates: £2058.84 p/a approx.)

TENURE:

Leasehold (Ground Rent: £25.00 per annum)



Ground Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.