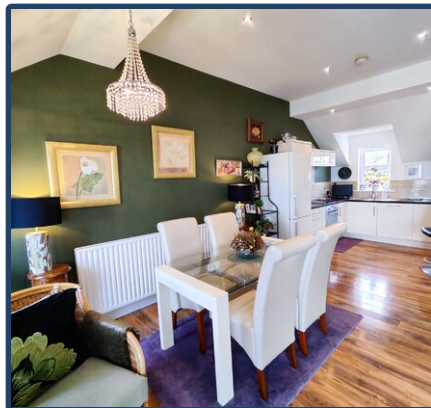


**5 Strandview Mews, Castlerock, BT51 4YF**

- Stunning Semi-detached House with spectacular sea views.
- 1 1/2 Receptions, 3 Bedrooms.
- Oil fired central heating and uPVC double glazing, fascias & soffits.
- Bison slab floors and feature high vaulted ceilings on first floor
- Immaculately presented throughout.
- Panoramic views overlooking the Atlantic Ocean and surrounding area.
- Situated in a most convenient location within walking distance to Castlerock Beach, Golf Course, Train Station, coastal walks and all village amenities.
- Only a short drive to Benone, Downhill, Coleraine, Portrush, Portstewart & all other North Coast Attractions.

Please be aware of the changes to Stamp Duty Land Tax (SDLT) rates from 1st April 2025.

5 Strandview Mews is an impressive semi-detached home occupying an elevated site in a sought after area of Castlerock commanding exceptional coastal views. Internally the property offers spacious well-presented accommodation comprising three good sized bedrooms (two with Sea views) and a family bathroom on the ground floor. On the first floor you are met with an open plan Lounge/Kitchen/Dining area with utility room to side and a separate wc. Located close to the village centre and a short walk from the seafront and coastal paths, this deceptive property provides a unique opportunity for house hunters wishing to either downsize or acquire a second home in an area where they can enjoy the best of Castlerock's coastal location.

**Ground Floor - Entrance Hall:**

With tiled floor and hotpress/storage cupboard

**Bedroom 1:**

With tiled floor.  
3.71 m x 3.40 m

**Bedroom 2:**

With tiled floor.  
3.23 m x 3.20 m

**Bedroom 3:**

Currently utilised as a family room. With tiled floor and door leading out to rear garden.  
4.06 m x 3.28 m

**Bathroom:**

With suite comprising panelled bath, fully tiled walk-in mains shower cubicle, wash hand basin, shaving point and light, WC, fully tiled walls, tiled floor and extractor fan.  
2.79 m x 2.77 m

**Staircase leading to First Floor -:****Open Plan Lounge/Kitchen/Dining Area:**

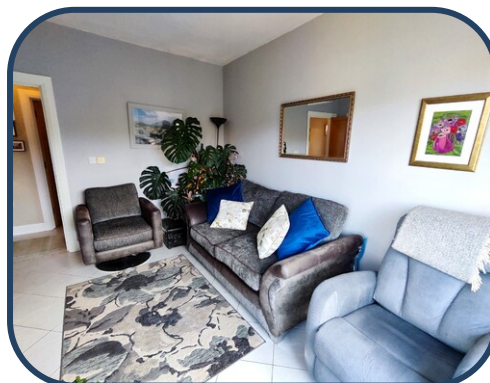
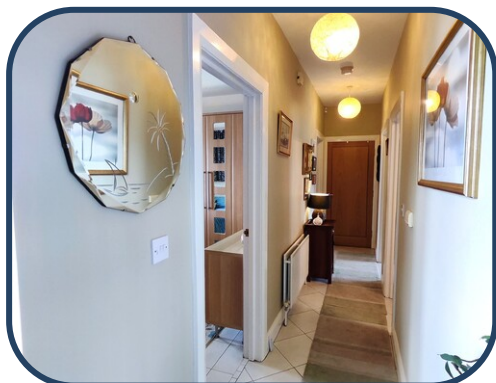
With picture window with spectacular sea views, high vaulted ceiling, fireplace with painted wood surround, black inset and slate tiled hearth, recessed lighting and laminate wood flooring. Kitchen Area fitted with range of high and low level units, 1 1/2 bowl stainless steel sink unit, half tiled around worktops, built-in hob and oven, integrated dishwasher, space for fridge freezer, recessed lighting and laminate wood flooring.  
8.05 m x 7.72 m

**Utility Room:**

With low level units, stainless steel sink unit, half tiled around worktops, plumbed for washing machine, space for tumble dryer, extractor fan and tiled floor. Door leading to -:  
2.18 m x 1.83 m

**Cloaks:**

With WC, wash hand basin, tiled floor and extractor fan.



**Exterior:**

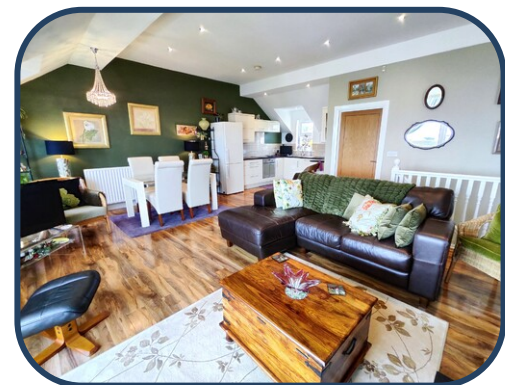
Property approached by steps to front with garden laid in lawn bordered by various shrubs and plants and paved area leading to front entrance. Tarmac driveway to the side accessed via rear of property with easy maintained stoned garden, enclosed by low level close board fencing. Outside light.

**Additional Information:**

Tenure: Freehold

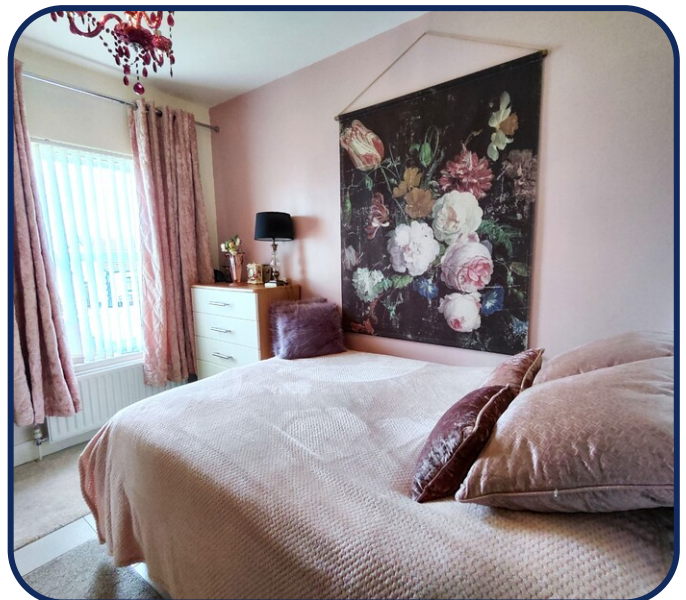
Rates: £1,764.72per annum as per LPS online

Broadband & Mobile: see Ofcom checker for more details - <https://www.ofcom.org.uk>













Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons  
 9 Dunmore Street, Coleraine  
 Tel. 028 703043677/21133  
[www.bensonsni.com](http://www.bensonsni.com)

**Please be aware of the changes to Stamp Duty Land Tax (SDLT) rates from 1<sup>st</sup> April 2025 when buying /selling your property. For further information please speak to one of our team.**

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

