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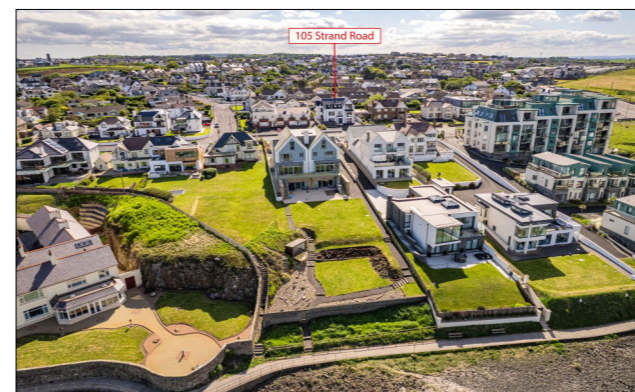


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PORTSTEWART

Strand House
105 Strand Road
BT55 7LZ
Price £645,000

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Located on the iconic and highly desirable Strand Road, *Strand House* presents a rare opportunity to acquire a newly converted, high-end first-floor apartment in one of Portstewart's most sought after locations. Formerly a charming B&B, this elegant residence has been thoughtfully transformed into two exceptional apartments, offering contemporary living just moments from the coast. This superb three bedroom apartment is beautifully finished throughout, combining generous proportions with stylish, modern interiors. The open-plan kitchen, living, and dining space is flooded with natural light and thoughtfully designed for both relaxation and entertaining. Each bedroom is spacious and tastefully presented, including a luxurious master suite. Perfectly positioned just a short stroll from Portstewart Strand, Royal Portstewart Golf Club, and the town's vibrant Promenade—with its array of renowned restaurants, boutique shops, and scenic coastal walks. This apartment offers the ultimate seaside lifestyle.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout onto the Burnside Road. Proceed to the end of this road and turn right at the mini roundabout onto the Strand Road. The new apartments at 105 Strand road are located on your right hand side.

GROUND FLOOR: ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With tiled floor and lift and stair access to all floors.

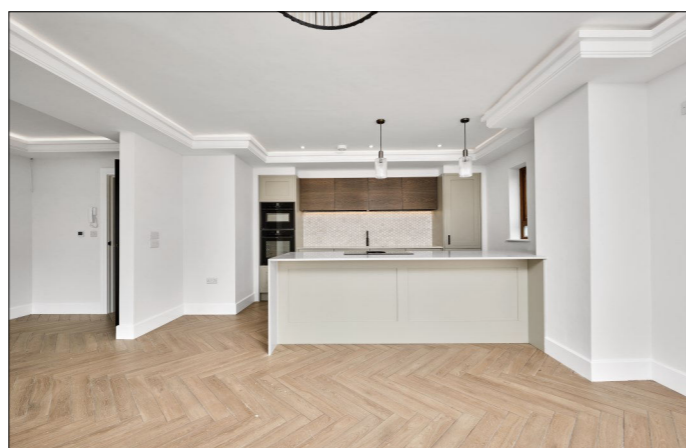
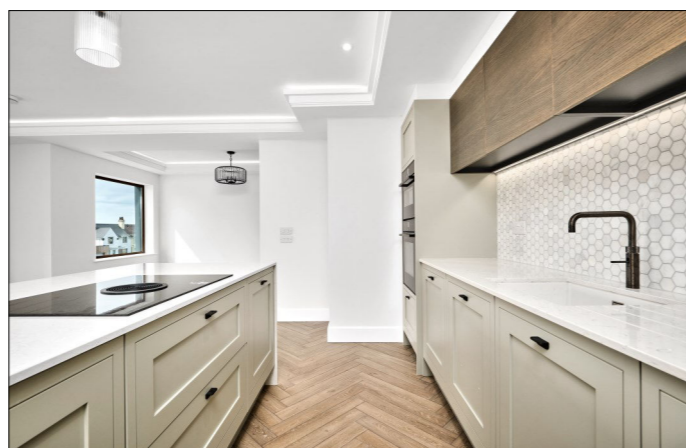
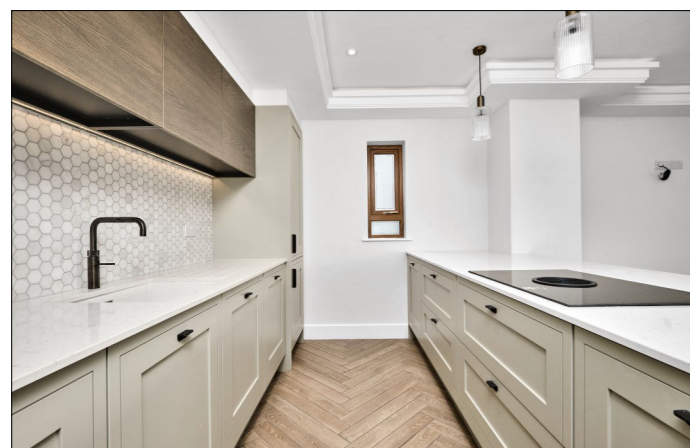
FIRST FLOOR:

Entrance Hall:

3'9 wide with motion sensed recessed lighting above skirting, cloaks cupboard, utility cupboard with plumbing for automatic washing machine, space for tumble dryer, recessed lighting, light and power points and tiled floor.

Open Plan Living/Kitchen/Dining Area: 22'7 x 22'4

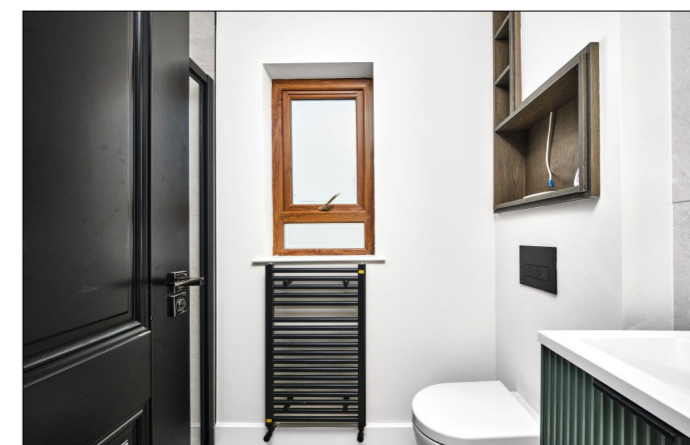
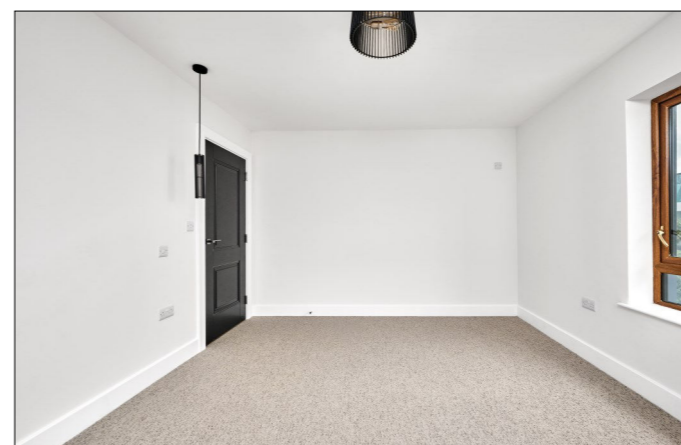
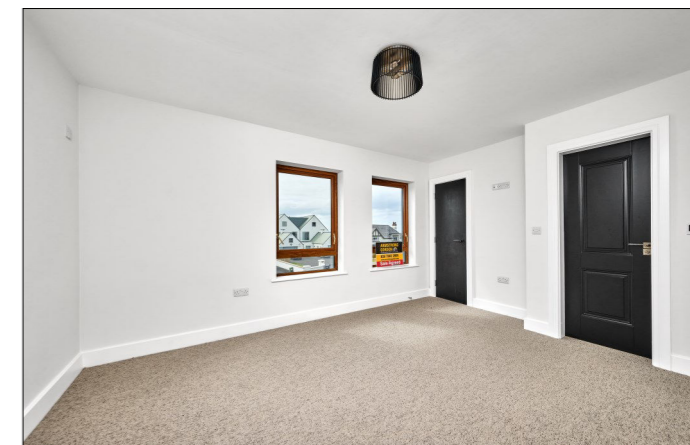
With single drainer sink unit set in 'Silestone' worktops with Quooker tap, high and low level built in units with tiling between, integrated double eye level oven, integrated dishwasher and fridge freezer, matching 'Silestone' worktop on breakfast bar with ceramic 'Bora' hob with concealed extractor fan, saucepan drawers, recessed lighting, tiled floor and PVC sun fold doors with partial beach and sea views.



Master Bedroom:

With storage cupboard and sea views. 14'3 x 11'2

Ensuite off with w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with mains rainfall shower head, additional matching telephone hand shower, illuminated recessed tiled shelf, additional recessed illuminated shelving, heated towel rail, recessed lighting, extractor fan and tiled floor.



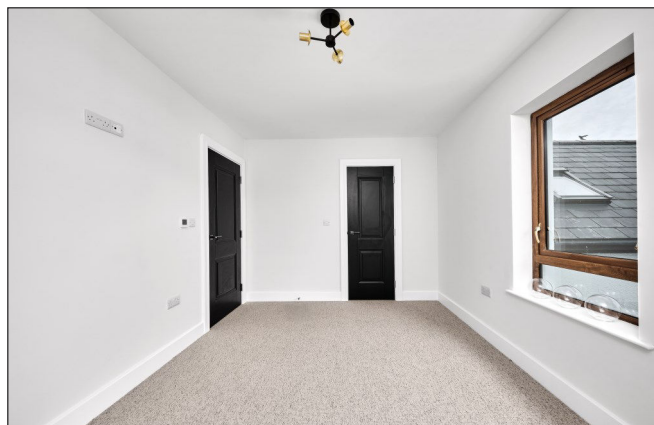
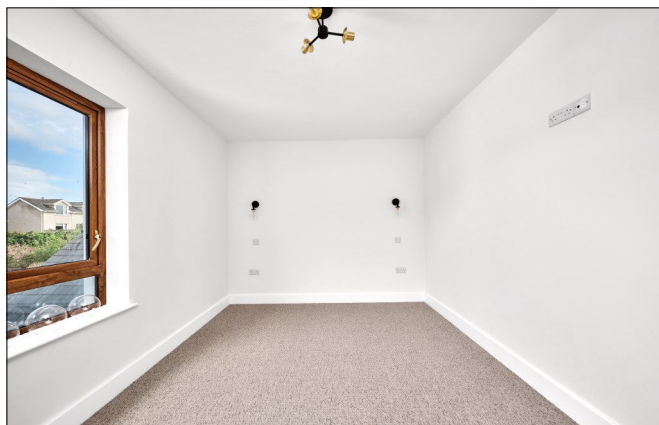
Bedroom 2:

13'1 x 9'8



Bedroom 3:

With wiring for wall lights and storage cupboard. 13'9 x 9'4



Bathroom:

With white suite comprising w.c., wash hand basin with tiled surround, storage below and illuminated mirror above, large fully tiled walk in shower cubicle with mains matt black rainfall shower head, additional matching telephone hand shower, tiled recessed shelf, additional tiled recessed shelf, free standing bath, heated towel rail, extractor fan, recessed lighting and tiled floor. 9'7 x 8'5



EXTERIOR FEATURES:

Outside to rear there is a private rear garden with paved patio area. Private car park with two allocated parking space, paved pathway, enclosed storage area and private patio to rear of property.

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Current service charge is to be finalised.

SPECIAL FEATURES:

The Details That Make a House a Home

General Specification:

- High-specification 3-bedroom apartments on sought-after Strand Road, Portstewart
- Ensuite to master bedroom
- Solid core internal doors with high-quality ironmongery
- Painted contemporary MDF skirting & architrave
- Open plan kitchen, dining, and living area
- Elevator access to each apartment

Plumbing & Heating:

- Gas-fired central heating
- High-efficiency, low-emission boiler
- Thermostatic showers in bathroom & ensuite
- Underfloor heating with smart phone integration

Kitchen:

- Beautifully designed contemporary kitchens
- Choice of kitchen door styles, worktops (with upstands), and handles
- Integrated appliances: oven, microwave, hob, fridge/freezer & dishwasher
- Wiring in place for feature lighting

Bathroom & Ensuite:

- Premium quality sanitary ware throughout
- Vanity units in bathroom & ensuite
- Heated towel rails to main bathroom & ensuite
- Slimline shower trays
- Chrome fittings to showers and taps

Electrical:

- Generous number of power sockets
- 100% low-energy lighting throughout
- Recessed lighting in kitchen, living area, bathrooms & hallways
- TV points in all bedrooms
- Mains-operated smoke and carbon monoxide detectors

Finishes – Your Choice of:

- Floor tiles for hallway, kitchen, living, dining, bathroom & ensuite
- Carpeting for bedrooms
- Paint colours for all walls and woodwork
- Partial wall tiling in bathroom & ensuite

External:

- Two allocated parking spaces per apartment
- Secure access to shared lobby and elevator
- Private rear patio area for each apartment

Warranty:

- Built by NHBC-registered PRH Construction (NI) Limited
- 10-year structural warranty included

