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PORTSTEWART

Strand House

Penthouse at 105 Strand Road

BT55 7LZ

Price £695,000

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Occupying the entire top floor of the newly converted *Strand House*, this stunning three bedroom penthouse offers a rare opportunity to enjoy modern, luxurious living in one of Portstewart's most prestigious and sought after locations. Formerly a characterful B&B, *Strand House* has been beautifully reimagined into two high spec apartments, blending contemporary elegance with the tranquillity of the Causeway Coast. This second floor penthouse is the pinnacle of coastal sophistication—boasting panoramic views across the Atlantic Ocean, Portstewart Strand Beach and the Donegal Headlands. Thoughtfully designed with impeccable attention to detail, the apartment features a bright and spacious open plan living area, a sleek, fully equipped kitchen and three generously proportioned bedrooms, including a beautifully appointed master suite. High end finishes and an abundance of natural light create a calming and refined living environment throughout.

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.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

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

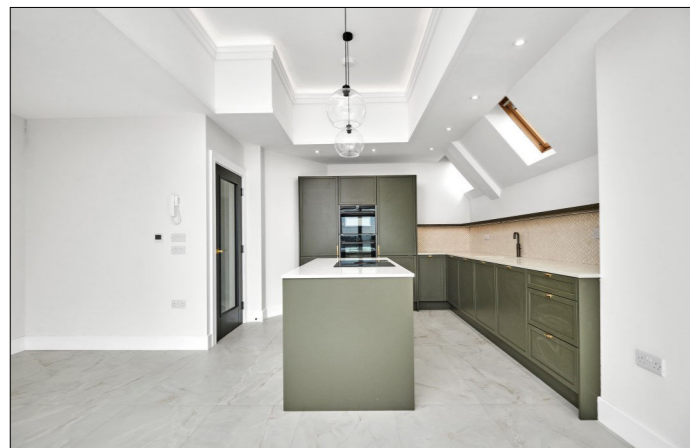
SECOND FLOOR:

Entrance Hall:

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

Open Plan Lounge/Kitchen/Dining Area: 22'3 x 17'10

With single drainer sink unit set in 'Silestone' worktops with Quooker tap, high and low level built in units with tiling above, integrated double eye level oven, integrated dishwasher and fridge freezer, matching 'Silestone' worktop on island with ceramic 'Bora' ceramic hob with concealed extractor fan, saucepan drawers, pantry style cupboard with shelving, recessed lighting, tiled floor and PVC sun fold doors leading to composite balcony with views across Atlantic Ocean, Portstewart Strand, Mussenden Temple and Donegal Headlands.

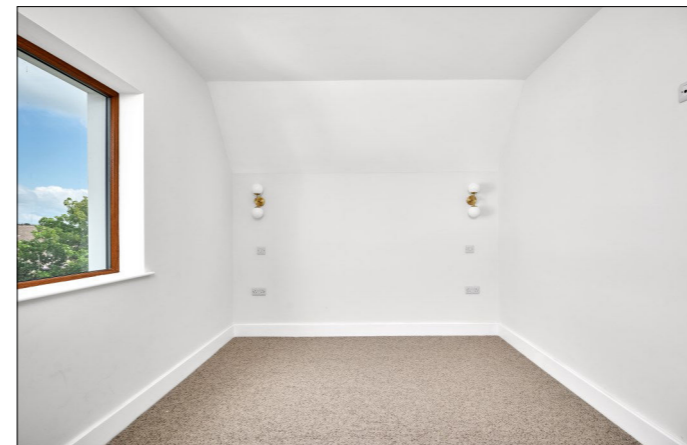


Master Bedroom: 13'4 x 15'2

With wiring for wall lights and views across Atlantic Ocean, Portstewart Strand, Mussenden Temple and Donegal Headlands.



Ensuite off with w.c., wash hand basin with brass fittings, brass mirror above, fully tiled walk in shower cubicle with mains rainfall brass finish shower head, additional matching telephone hand shower, illuminated recessed tiled shelf, additional recessed illuminated shelving, recessed lighting, extractor fan and tiled floor. 8'2 x 4'2



Bedroom 2:

With views across Atlantic Ocean, Portstewart, Mussenden Temple and Donegal Headlands. 12'1 x 11'8



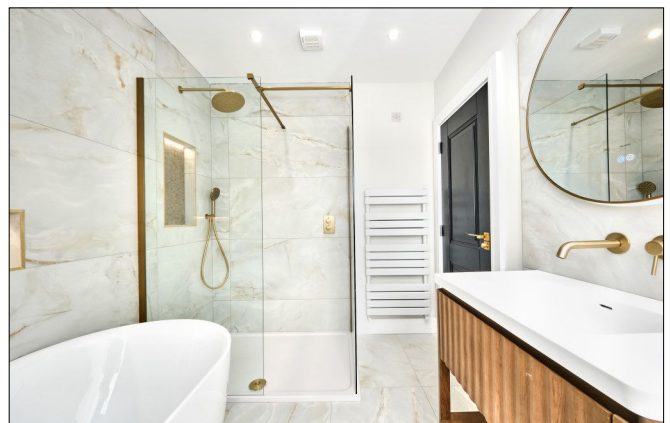
Bedroom 3:

With wiring for wall lights. 13'4 x 10'7



Bathroom:

With white suite comprising w.c., wash hand basin with illuminated brass finish mirror above and storage below, large fully tiled walk in shower cubicle with mains brass 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, tiled floor and views across Atlantic Ocean, Portstewart, Mussenden Temple and Donegal Headlands. 11'3 x 7'10



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 and enclosed storage area.

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

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.**

