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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	51 E
21-38	F		
1-20	G		

## PORTBALLINTRAE

16 Bayhead Road

BT57 8RZ

Offers Over £585,000

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Set in the heart of the beautiful and highly sought after coastal village of Portballintrae, this four bedroom detached residence offers a rare and exciting opportunity to acquire a home with stunning open views and exceptional potential. The property, while now in need of modernisation, provides a superb canvas for purchasers wishing to create a bespoke family home in one of the North Coast's most desirable locations. Occupying a generous site, the house enjoys a perfect central position which fully maximises the surrounding scenery and natural light, with views that perfectly capture the charm and character of this picturesque seaside setting. In addition to its appeal as a private residence, the site may also present a potential development opportunity, subject to the necessary planning approvals, making it an attractive prospect for a wide spectrum of potential clients. Ideally located in the heart of the town the property is within easy walking distance of the harbour, coastal walks and local amenities and is only a short drive from Bushmills, the Giant's Causeway and the wider North Antrim Coast. This is a rare chance to secure a property of genuine potential in an outstanding location. Early viewing is highly recommended to fully appreciate the setting, views and development possibilities on offer.

Once in Portballintrae coming from Portrush, proceed along the Bayhead Road. No 16 will be located on your right hand side between Dunluce Park and Bayhead Park and before the Bayview Hotel.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Entrance Porch/Sun Room:

With stunning views across Atlantic Ocean and Portballintrae Harbour. 13'3 x 8'10

###### Entrance Hall:

4'10 wide with under stairs storage cupboard, plate shelf and stunning views across Atlantic Ocean and Portballintrae Harbour.

###### Lounge:

With brick surround fireplace with wood mantle, corning, centrepiece and stunning views across Atlantic Ocean and Portballintrae Harbour. 18'3 x 15'11

###### Dining Room:

With corning, centrepiece and stunning views across Atlantic Ocean and Portballintrae Harbour. 14'5 x 7'5

###### Kitchen: 10'0 x 7'9

With bow and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated gas hob, space for cooker, plumbed for automatic dishwasher, saucepan drawers and tiled floor.

**Walk in pantry** 9'6 x 7'6 with space for fridge freezer, shelved drawers and wood floor.

###### Utility Room:

With double drainer stainless steel sink unit, low level built in units with PVC cladding above, plumbed for automatic washing machine and space for tumble dryer. 9'6 x 7'6

###### Sun Porch:

With pine sheeted ceiling and PVC French doors leading to rear garden. 21'0 x 7'2

###### Bedroom 1:

With coving and stunning views across Atlantic Ocean and Portballintrae Harbour. 13'3 x 8'5

###### Shower Room:

With white suite comprising w.c., wash hand basin with storage below, PVC cladded walk in shower cubicle with mains shower, shaver point and part tiled walls.

###### Separate W.C.:

With part tiled walls.

##### FIRST FLOOR:

###### Landing:

###### Bedroom 2:

With access to eaves, roof space and stunning views across Atlantic Ocean and Portballintrae Harbour. 14'6 x 10'0

###### Bedroom 3:

With three built in double wardrobes with Louvre style doors and 'Velux' window. 12'4 x 11'5

###### Bedroom 4:

With built in shelved cupboard and access to roof space. 11'11 x 7'9

###### Bathroom:

With white suite comprising w.c., wash hand basin with storage below, hot press, fully wood panelled walls and ceiling and 'Velux' window.

##### EXTERIOR FEATURES:

Stoned driveway leading to side of property with stoned parking area to front. Garden to front is laid in lawn with paved path surrounding the property. Store room 14'11 x 9'6 to rear with light and power point. Garden to rear is fenced in with lawn area. Extensive paved patio area with two storage rooms and additional Perspex storage lean to.

##### SPECIAL FEATURES:

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Sea Views Of Atlantic Ocean & Portballintrae Harbour
- \*\* Generously Proportioned Site
- \*\* Excellent Potential For Development Opportunities (Subject To Planning Permission)

##### TENURE:

TBC

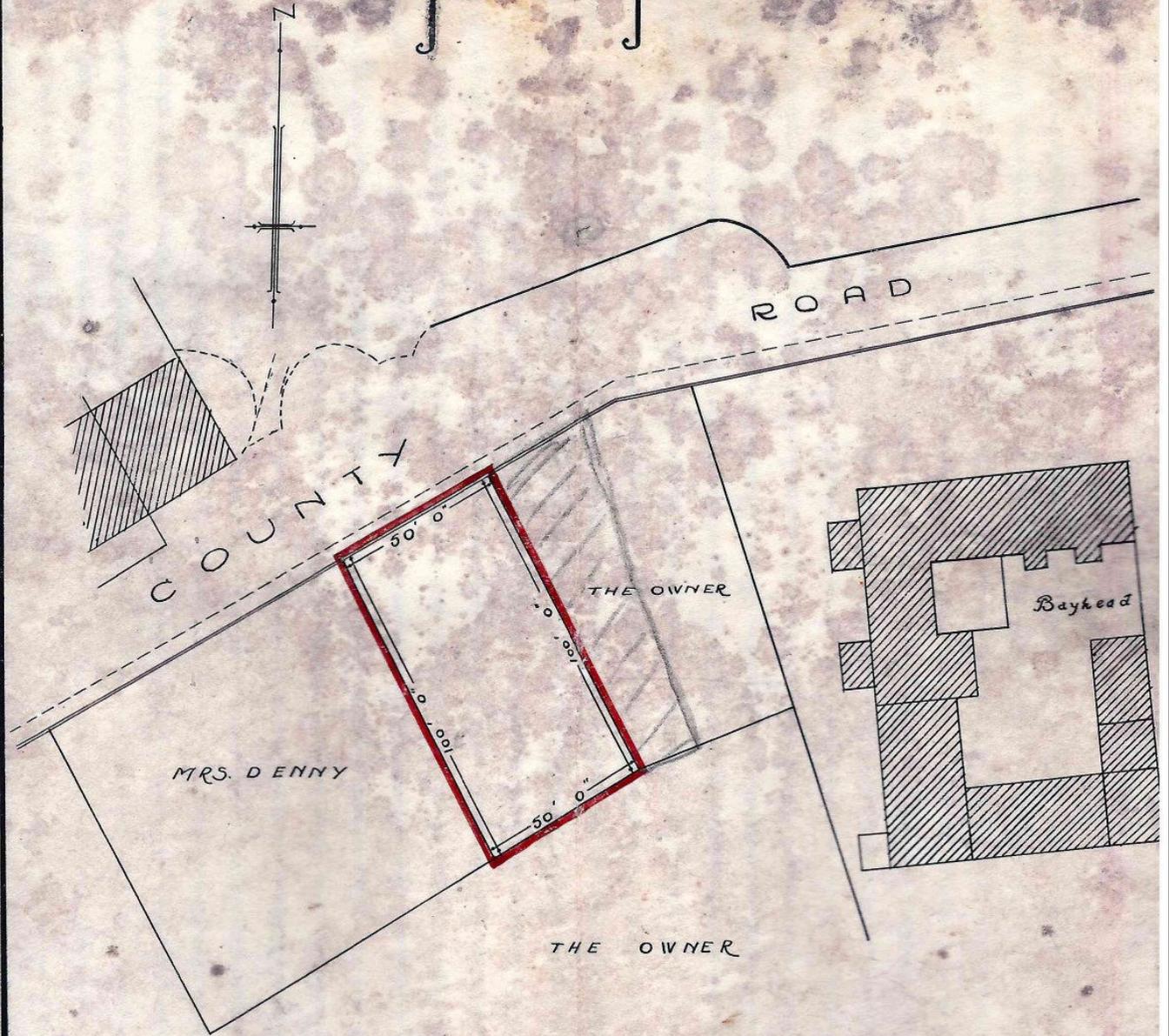
##### CAPITAL VALUE:

£290,000 (Rates: £2967.00 p/a approx.)



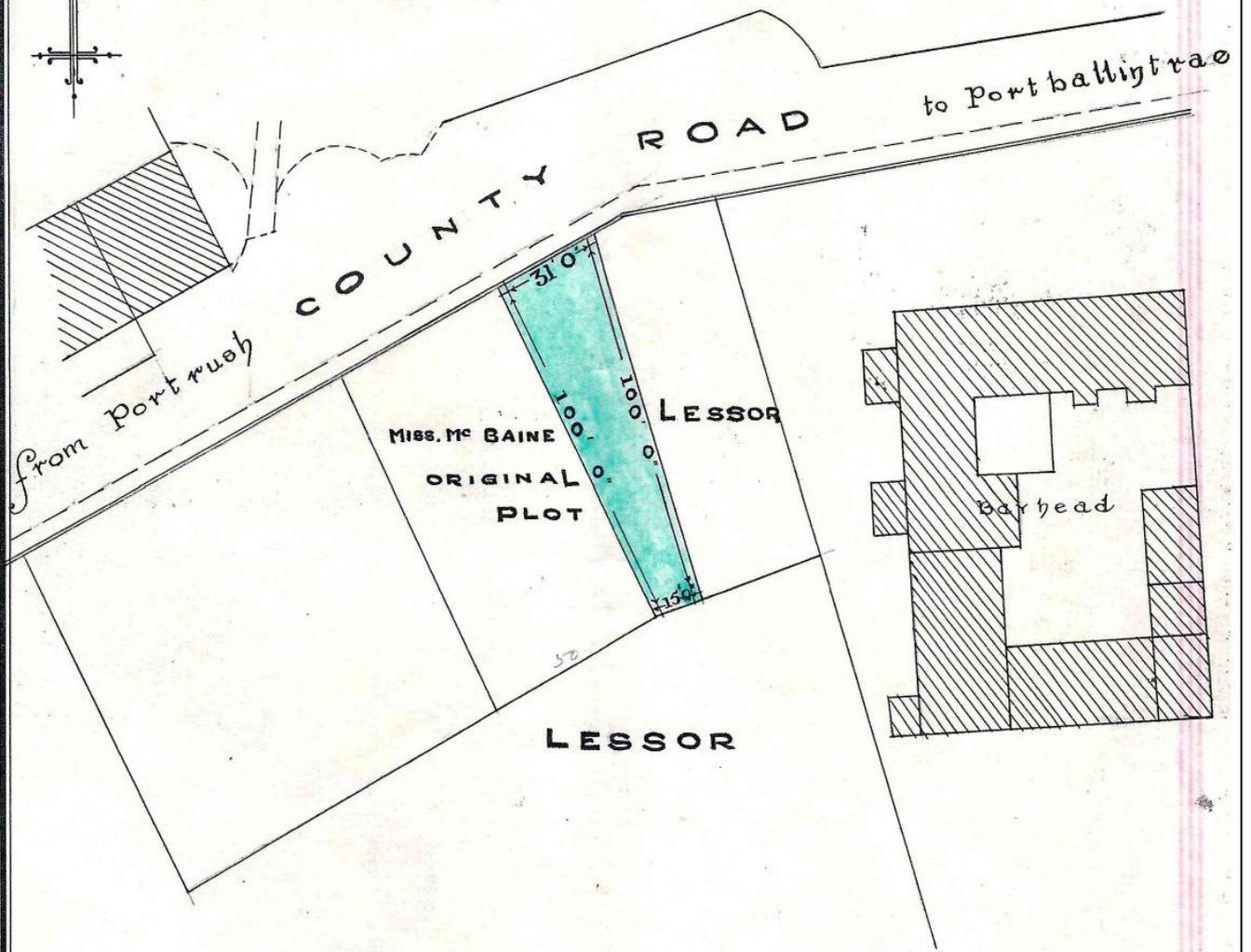
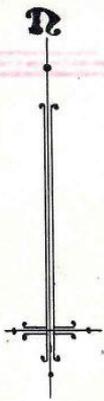


# Map Referred To



Scale 1 Inch to 44 Feet

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Scale 1 Inch to 44 Feet