



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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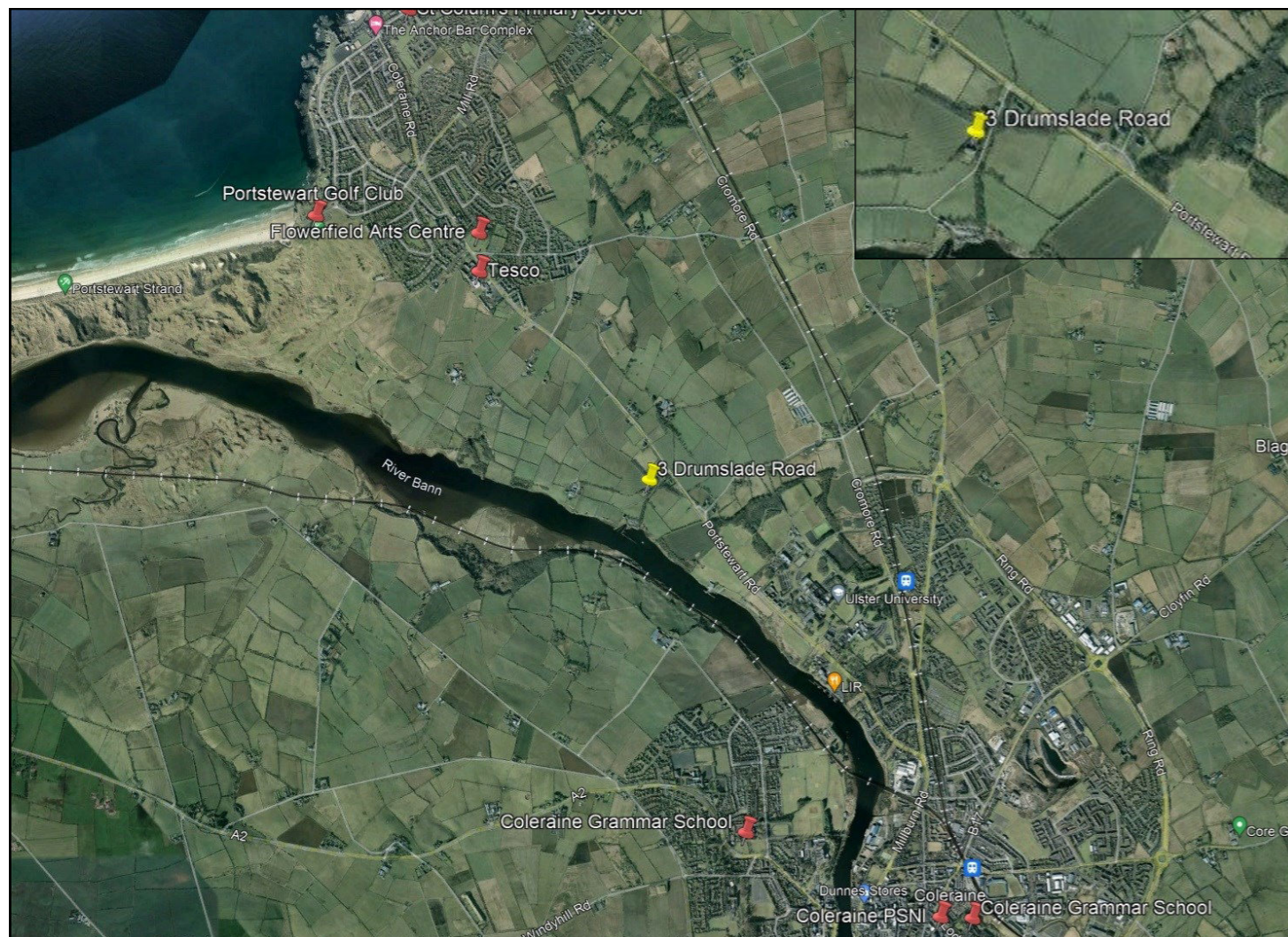
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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTSTEWART

'Tullybane'  
3 Drumslade Road  
BT52 1SE

Offers Over £895,000

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A unique opportunity to acquire a superb five bedroom detached family residence with magnificent views of the River Bann, located on the edge of Portstewart. Approached by a treelined driveway, the property itself extends to approximately 3,492 square foot of living space. Designed by Studio Rogers Architects the property was constructed in 2000 by Gibson Construction. 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 vendor offering magnificent views of lower garden and River Bann. The selling agents thoroughly recommend early internal appraisal of this spectacular family home which will have instant appeal for those in search of a property with an exceptional layout and luxurious specification inside and out.

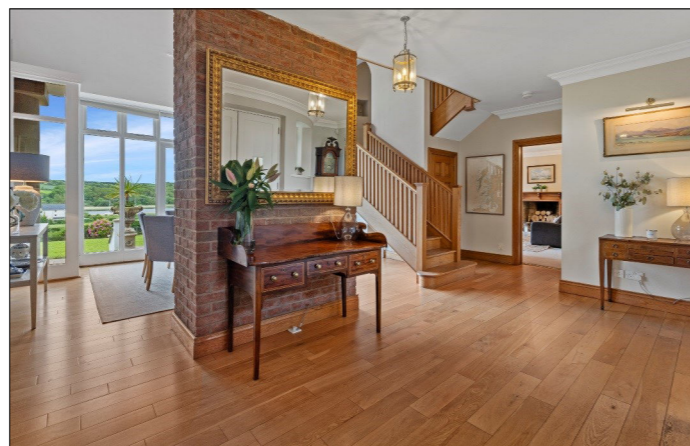
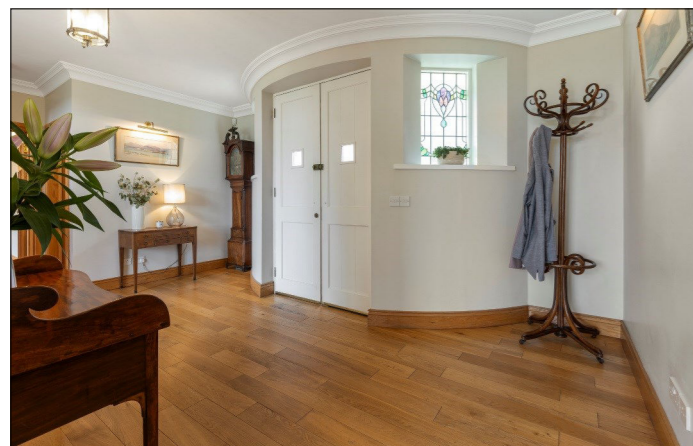
Leaving Coleraine heading to Portstewart on the Portstewart Road, take your next left after the Cranagh Marina onto Drumslade Road. No 3 will be the second property on your right hand side.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

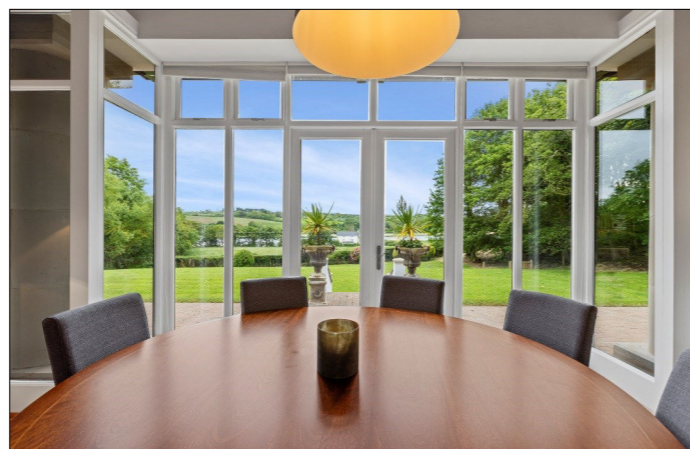
##### Spacious Entrance Hall:

16'9 wide with cornicing, feature exposed brick wall dividing hall and dining room, under stairs storage, feature stained glass windows to either side of front door, solid wood floor and open walkway through to:



##### Dining Room: 16'9 x 11'8

With feature exposed brick with wood surround fireplace with slate inset and hearth, wall lights, feature beam vaulted ceiling, solid wood floor, wood framed French doors leading to rear garden with views across countryside and River Bann.



##### Separate W.C.:

With wash hand basin, w.c., ceiling cornicing and solid wood floor.

##### Kitchen/Dining Area: 23'8 x 18'3

Beautiful large open plan room flooded with natural light with Bespoke kitchen designed by Ballycastle Home Care comprising bowl and half 'Franke' stainless steel sink unit set in granite worktops and upstands, range of solid wood high and low level built in units, integrated tall fridge, integrated dishwasher, integrated Aga range, integrated gas hob with recessed lighting above, glass display cabinet, saucepan drawers with cupboards below, breakfast bar with wine rack below, bespoke window seat with storage below, feature wood vaulted ceiling with lights, additional wall lights, tiled floor, feature glass ceiling above dining area, wood framed French doors opening to paved and decked area leading onto rear garden with countryside and River Bann views. Open walkway through to:



### Family Room:

With brick surround recess for log burner set on tiled hearth, alcove shelving on both sides of fireplace with storage below, ceiling cornicing, wood framed French door opening to paved area and leading on to rear garden with views across countryside and River Bann. 16'3 x 13'6



### Utility Room:

With double stainless steel sink unit with tiling above, high and low level built in units, integrated stainless steel oven, integrated microwave, plumbed for American style fridge freezer, plumbed for automatic washing machine, space for tumble dryer, wine rack, hot press housing gas boiler and beam system, additional large double cupboard, access to roof space and tiled floor. 13'0 x 11'0



### Snug:

Wired for T.V., data and sound. 12'5 x 9'1

### Bedroom 5 / Office:

16'8 x 9'0

**Ensuite** with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, recessed lighting and tiled floor.



**Lounge: 19'9 x 17'8**

With large recessed fireplace with brick inset, antique wood surround and granite hearth; ceiling cornicing, dimmer control panel, wood framed French doors leading to rear garden with views of countryside and River Bann.



**FIRST FLOOR:**

**Landing:**

Bright and spacious mezzanine area overlooking dining area with views of countryside and River Bann, wall lights, access to fully floored roof space with light and storage.



**Bedroom 1:**

With Victorian fireplace having tiled inset and slate hearth, wall lights, ceiling cornicing, feature 'Juliette' balcony overlooking sweeping gardens, countryside and River Bann. 16'8 x 16'7



**Walk in wardrobe off Master Bedroom: 9'8 x 6'2**

With shelving, rails, over head storage and dimmer control panel.

**Ensuite** with white suite comprising w.c., two 'Vernon Tutbury' wash hand basins set in vanity unit with mirror and shaver point above and storage below. Fully tiled walk in shower cubicle with mains shower, bath with tiled panel, fully tiled walls, heated towel rail, recessed lighting, access to roof space and tiled floor.



**Bedroom 2: 15'0 x 9'5**

With built in furniture comprising three double wardrobes, two bedside tables and dressing table with drawer bank, wall lights.

**Ensuite** with w.c., wash hand basin, large fully tiled walk in shower cubicle with electric shower, shaver point and recessed lighting.



**Bedroom 3: 16'7 x 9'10**

With recessed lighting and wall lights.



**Bedroom 4: 12'9 x 9'6**

With wash hand basin set in vanity unit with storage below, wall lights and recessed lighting.



**Bathroom: 9'1 x 6'6**

With white suite comprising w.c., wash hand basin, corner bath, large fully tiled walk in shower cubicle with mains shower, chrome heated towel rail, large walk in hot press, half tiled walls and tiled floor.



**EXTERIOR FEATURES:**

Sweeping tarmac driveway accessed through pillars and gates approaches this beautifully secluded property. Extensive tarmac parking area with turning circle is surrounded with well established trees and plants to include Rhodendrons, Hydrangeas, Azaleas and Roses. Additional flower beds with low level hedging to front of property.



Extensive garden to rear is fully enclosed and laid in lawn with elevated decked area incorporating a hot tub.



Tobermore brick paviour wrap around patio to side and rear of property.

Mature garden is surrounded by established trees, hedging and shrubbery including Daffodils and Bluebells, offering amazing views of countryside and River Bann.

Gas supply for BBQ to rear. Security lights to front and rear. Shed to side. Power points to rear and side. Taps to rear, side and front.



Additional outbuildings to front including former garage 28'0 x 10'1 and three unit stable block 35'1 x 11'9 currently used for storage with light, power points and heating.



**SPECIAL FEATURES:**

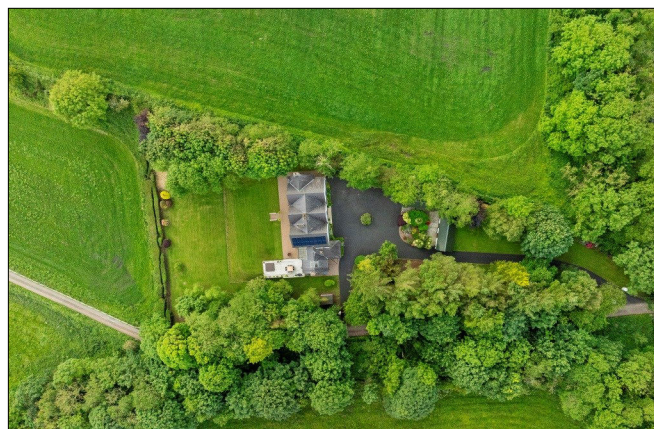
- \*\* Oil Fired Under Floor Central Heating
- \*\* Wood Framed Double Glazed Windows
- \*\* Views Across Gardens, Countryside & River Bann
- \*\* Intruder Alarm By Zest
- \*\* Ballycastle Home Care Kitchen & Bathrooms
- \*\* Aluminium Gutters
- \*\* Bangor Blue Slate On Main House
- \*\* Beam Vacuum System
- \*\* Bose Built In Sound System
- \*\* Cat 5 Cable Throughout
- \*\* 4KW Solar Panels Installed in 2015
- \*\* Studio Rogers Architects Design

**TENURE:**

Freehold

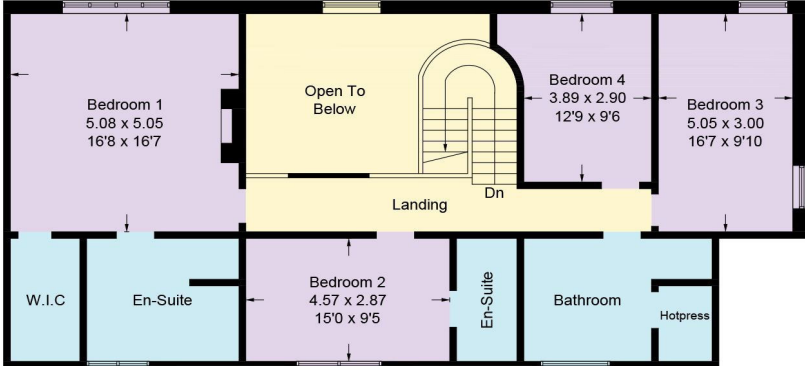
**CAPITAL VALUE:**

£400,000 (Rates: £3921.60 p/a approx.)

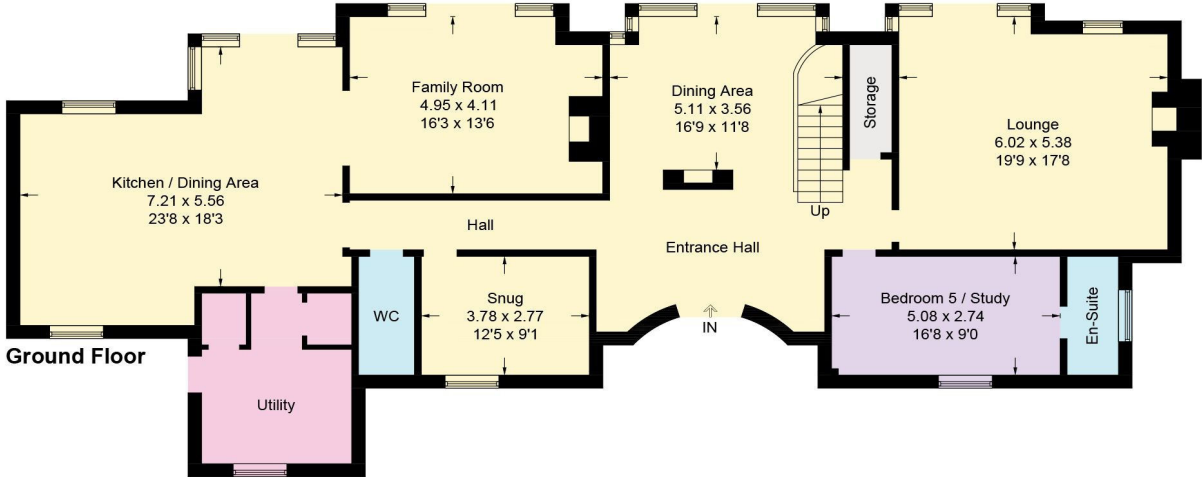


# 3 Drumslade Road

Approximate Gross Internal Area = 324.4 sq m / 3492 sq ft



First Floor



Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1091297)