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ARMSTRONG GORDON



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PORTSTEWART

75 Strand Road

BT55 7LX

Offers Over £1,150,000

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A very unique and rare opportunity to acquire an original 4 bedroom detached residence located on undoubtedly one of the North Coast's most desirable and most enviable elevated sites with the potential for redevelopment subject to necessary consents. Internally the property is both bright and spacious and offers very well proportioned family accommodation right through. Throughout the house there is a feel of character, with the property benefiting from an array of features which one will only appreciate through internal appraisal. Offering truly outstanding panoramic views of the Atlantic Ocean, Strand Beach, Mussenden Temple and Donegal Headlands, this fine home is ideally suited as a family home offering a spacious and versatile living environment. Literally on your doorstep you will be able to take full advantage of many of the North Coast's finest attractions including championship golf courses, beaches and a wide range of recreational facilities. Quite simply a magnificent home on a wonderful site with stunning and panoramic views.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside roundabout. Proceed along Burnside Road until you see the next mini roundabout at Portstewart Golf Club. Proceed around it onto Strand Road and No. 75 will be located on your right hand side just after the entrance for Prospect Avenue.

ACCOMMODATION COMPRISES:

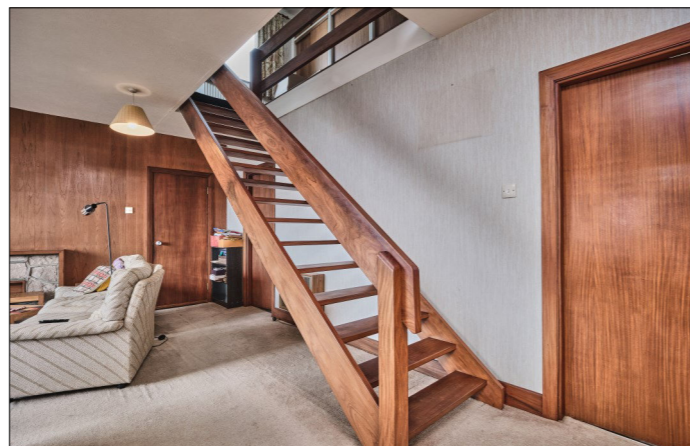
GROUND FLOOR:

Entrance Porch:

4'11 wide

Sitting Room:

With Donegal stone surround fireplace with slate hearth, wood sheeted ceiling, door leading into kitchen and views across Atlantic Ocean and Portstewart Strand. 20'6 x 14'7



Lounge/Dining Area: 29'10 x 17'6 (max)

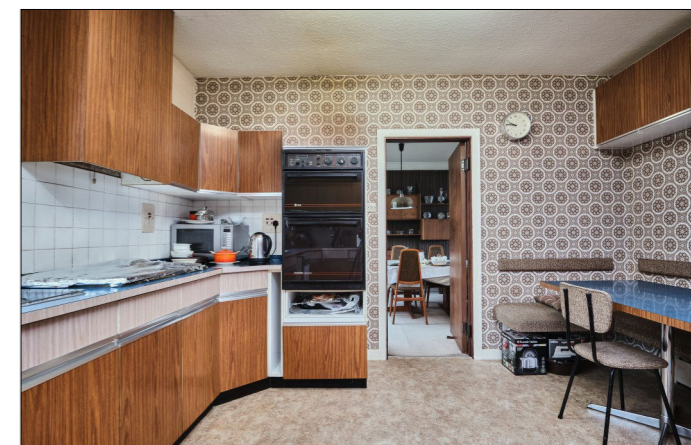
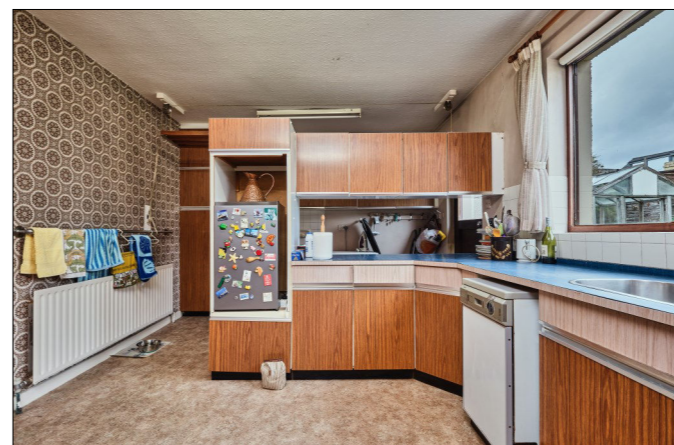
With Donegal stone feature wall with space for fireplace, feature corner window with views across Portstewart Strand, Atlantic Ocean, Mussenden Temple and Donegal Headlands.



Door into:

Kitchen: 20'2 x 12'11

With double stainless steel sink unit, range of high and low level cupboards with tiling between, space for fridge, plumbed for automatic dishwasher, integrated double eye level oven and dining bench with overhead storage.



Utility Room:

With stainless steel sink unit, range of high and low level cupboards with tiling between, plumbed for automatic washing machine, strip lighting and pedestrian door leading to rear garden.

Bedroom 1:

With built in slide robes, over head storage and dressing area with low level units. 14'10 x 10'6

Ensuite with cream suite comprising w.c., wash hand basin set in vanity unit with storage below, bath and separate shower cubicle with mains shower.

Separate W.C:

With wash hand basin set in vanity unit with storage below.

FIRST FLOOR:

Landing:

With double slide robes, overhead storage, large hot press and access to roof space.

Bedroom 2:

With wash hand basin set in dressing area with storage below, built in wardrobe and views across Portstewart Strand, Mussenden Temple, Donegal Headlands and Atlantic Ocean.

13'7 x 10'6

**Bedroom 3:**

With wash hand basin set in dressing area with storage below, built in wardrobe and views across Portstewart Strand, Mussenden Temple, Donegal Headlands and Atlantic Ocean.

13'10 x 10'6

Bedroom 4:

With wash hand basin set in dressing area with storage below, built in wardrobe and views across Portstewart Strand, Mussenden Temple, Donegal Headlands and Atlantic Ocean.

13'9 x 11'2

**Bedroom 5:**

With built in wardrobe and wash hand basin in dressing area with storage below. 10'6 x 10'0

Bathroom:

With w.c., wash hand basin, mains shower over bath, fully tiled walls and pine sheeted ceiling.

**EXTERIOR FEATURES:**

Outside to front there is an extensive tarmac drive way with parking for several cars leading to integral garage (27'7 x 11'5) with light and power points and boiler.

Garden to rear there is fenced in with patio area and steps leading to elevated lawn area with established trees and shrubs.

Garden to front is laid in lawn with views across Atlantic Ocean, Portstewart Strand, Mussenden Temple and Donegal Headlands.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Hardwood Double Glazed Windows
- ** Integral Garage
- ** Views Across Atlantic Ocean, Portstewart Strand & Donegal Headlands
- ** Portstewart's Highly Sought Location
- ** Potential For Redevelopment Subject To Necessary Consents

TENURE:

Freehold

CAPITAL VALUE:

£410,000 (Rates: £4092.00 p/a approx.)

