



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTSTEWART

65 Prospect Road

BT55 7NQ

Offers Over £745,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com



Welcome to 65 Prospect Road, a truly exceptional 2,100 sq ft semi-detached residence perfectly positioned in one of Portstewart’s most sought after locations. This beautifully finished home offers a rare blend of contemporary design, spacious living and panoramic views over The Strand Beach and the Atlantic Ocean. Step inside to discover an impressive layout designed for modern living. The heart of the home is found upstairs, where a spacious lounge capitalises on the elevated position, offering uninterrupted sea views through floor to ceiling glazing — the perfect setting to relax, entertain or simply watch the sunset over the coast. The property boasts an exceptional level of finish throughout, with high spec fixtures, sleek interiors and thoughtful touches at every turn. A stylish kitchen with integrated appliances, luxurious bathrooms and bright, airy bedrooms make this home as comfortable as it is striking. Outside, there is private off street parking and a landscaped garden space — ideal for summer evenings by the sea. Located just moments from the beach, golf courses, cafes and scenic coastal walks, 65 Prospect Road offers the perfect balance of serenity and convenience.

Approaching Portstewart on the Coleraine Road, take your first left at the Burnside Roundabout onto Burnside Road. Take your first right onto Prospect Road and No 65 will be situated on your right hand side near the entrance to Prospect Avenue.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

9’11 wide with PVC door with glass panels, mirrored sliding doors to cloaks cupboard, storage cupboard, wiring for wall lights on stair well, recessed lighting and tiled floor.



Bedroom 1:

With built in storage area with rails, drawers and table, recessed lighting and tiled floor.  
17’11 max x 9’6



**Ensuite** off with w.c., wash hand basin with tiled splashback and storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains shower, heated towel rail, part tiled walls, motion sensed recessed lighting, extractor fan and tiled floor.



Bedroom 2:

With built in storage area with rails, shelving and drawers, recessed lighting, tiled floor and sliding patio doors to rear. 14’3 x 8’8

**Ensuite** off with w.c., wash hand basin with tiled splashback and storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains shower, heated towel rail, part tiled walls, motion sensed recessed lighting, extractor fan and tiled floor.



Bedroom 3:

With built in storage area with rails, shelving, drawers and table, recessed lighting and tiled floor.  
18’0 x 9’5

**Ensuite** off with w.c., wash hand basin with tiled splashback and storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains shower, heated towel rail, part tiled walls, motion sensed recessed lighting, extractor fan and tiled floor.





**Utility Room:**

With single drainer stainless steel sink unit, high and low level units, plumbed for automatic washing machine, space for tumble dryer, recessed lighting, tiled floor and pedestrian door to rear.

**FIRST FLOOR:****Landing:**

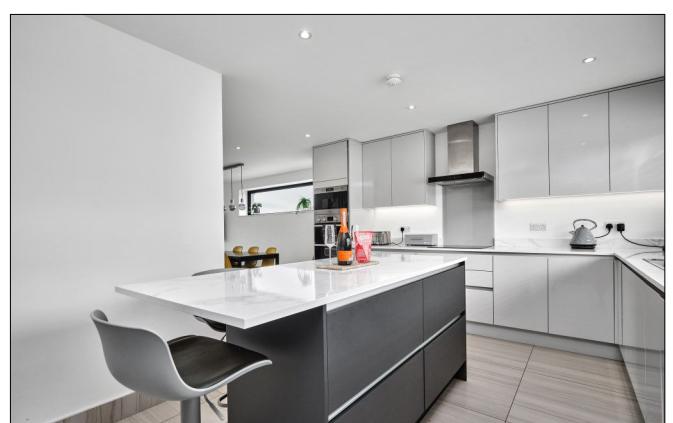
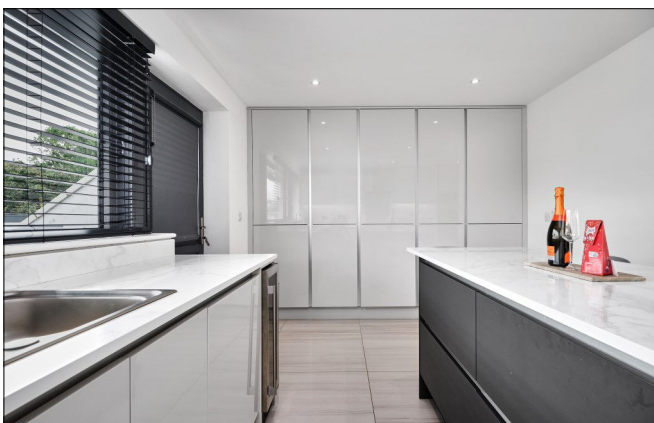
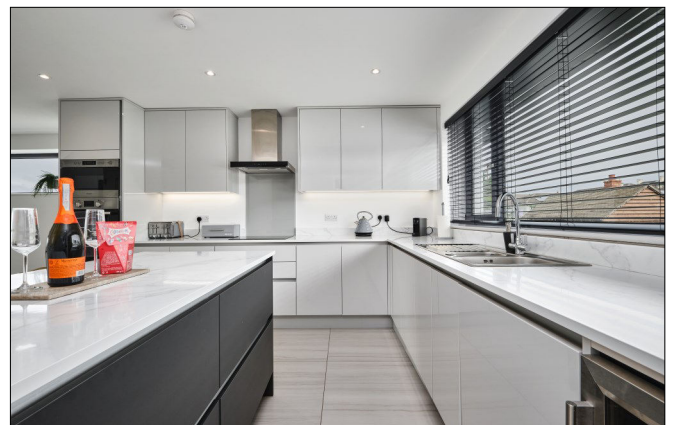
With recessed lighting and tiled floor.

**Separate W.C:**

With wash hand basin with tiled splashback, heated towel rail, recessed lighting, extractor fan and tiled floor.

**Open Plan Lounge/Kitchen/Dining Area: 38'9 x 19'3****Kitchen:**

With bowl and half single drainer stainless steel sink unit, high and low level units, full wall units, eye level grill, eye level double oven, integrated ceramic hob, stainless steel extractor fan, glass splashback, Integrated fridge freezer and dishwasher, wine cooler, saucepan drawers, matching island with breakfast bar, additional saucepan drawers below and seating for multiple people, recessed lighting, tiled floor and pedestrian door to steps to rear garden.



### Lounge/Dining Area:

With recessed lighting, tiled floor, feature window in dining area, dimmer control panel and sliding PVC patio doors to composite deck balcony with glass balustrades with views across Portstewart Strand, Atlantic Ocean, Mussenden Temple & Donegal Headlands.





## **SECOND FLOOR:**

### **Landing:**

With sky light, wiring for wall lights on stairs and tiled floor.

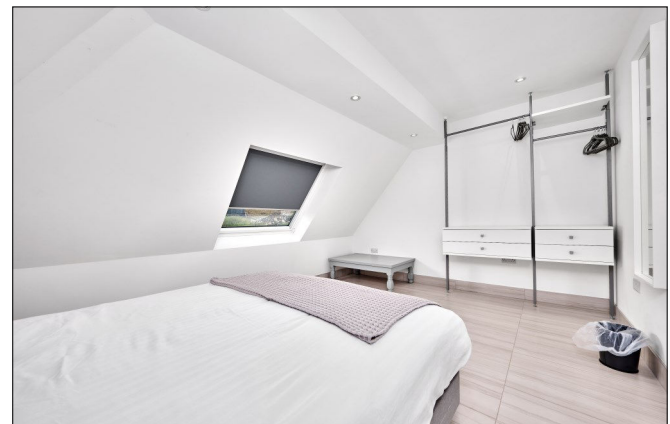
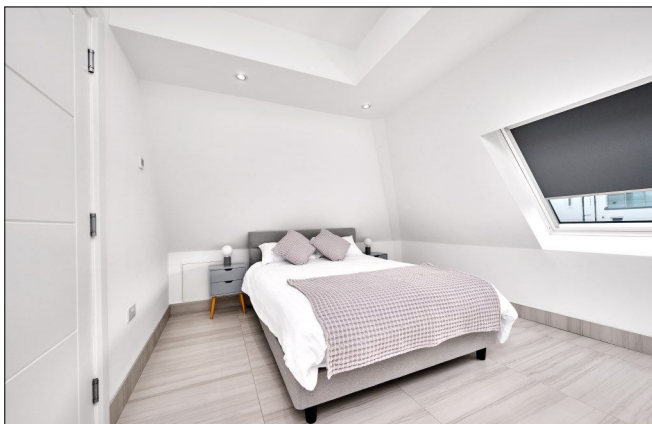
### **Bedroom 5/Family Room:**

With recessed lighting, tiled floor and views across Portstewart Strand, Atlantic Ocean, Mussenden Temple & Donegal Headlands. 14'8 average x 8'3 average



### **Bedroom 4:**

With 'Velux' style window, built in storage area with rails, shelving and drawers, 'Keylight' window, recessed lighting and tiled floor. 16'9 x 10'6



### **Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, recessed lighting, extractor fan and tiled floor.

## **EXTERIOR FEATURES:**

Stoned driveway to front of property. Paved to side with gated access to rear. Elevated grass area to rear with patio area. Laid to front and rear. Tap to side.



### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating With Underfloor Heating With 'Heatmiser' Control
- \*\* PVC Double Glazed Windows
- \*\* Stunning Views Across Atlantic Ocean, Portstewart Strand, Mussenden Temple & Donegal Headlands
- \*\* Set Up For Electric Car Charging Point

### **TENURE:**

Freehold

### **CAPITAL VALUE:**

£225,000 (Rates: £2301.75 p/a approx.)

