



**16 GLEN ROAD, PORTRUSH**



X 2



X 5



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		77	40

**OFFERS OVER £595,000**

# 16 GLEN ROAD, PORTRUSH

Occupying an exceptional coastal position on the edge of Ballyreagh Golf Course, this detached bungalow enjoys breathtaking views across the Atlantic Ocean, rugged coastline and towards Donegal.

Set on a remarkable elevated site above the coastline, the property commands one of the North Coast's most striking outlooks. Rarely do opportunities arise to acquire a home in such a dramatic and sought after location, offering immense potential to create a truly outstanding bespoke coastal residence.

The existing accommodation extends to approximately five reception areas together with two bedrooms, creating a somewhat unusual yet adaptable layout. Internally the property would now benefit from significant modernisation and refurbishment and is likely to appeal particularly to purchasers seeking a redevelopment or replacement dwelling opportunity, subject to any necessary statutory approvals.

A particular feature of the property is the stunning outlook from the principal reception rooms and sun room, together with the unrivalled setting overlooking both the coastline and Ballyreagh Golf Course. Externally the property benefits from multiple patio areas, integral garage and paved driveway.

Whether renovated, reconfigured or completely reimagined, the true value lies within the extraordinary site and unrivalled setting, offering purchasers the opportunity to create a landmark contemporary coastal home in one of the North Coast's most spectacular locations.

The property will be sold as seen and is suitable for cash purchasers only.

## FEATURES

- Suitable for cash buyers only
- Gas central heating via Calor gas tank
- Double glazing in uPVC frames
- PVC fascia boards
- Outstanding coastal views
- Adjacent to Ballyreagh Golf Course
- Integral garage and paved driveway
- Exceptional redevelopment opportunity, subject to approvals

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,878

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.98 m x 2.16 m (6'6" x 7'1")

Tiled floor; glass panel door to the kitchen.

## KITCHEN

4.65 m x 1.95 m (15'3" x 6'5")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; electric oven & hob; part tiled walls; vinyl floor.

## UTILITY ROOM

2.90 m x 3.75 m (9'6" x 12'4")

Range of fitted units; tiled floor; door to the integral garage.

## DINING AREA

2.36 m x 5.32 m (7'9" x 17'5")

Sea views.

## LOUNGE

4.53 m x 4.18 m (14'10" x 13'9")

Feature bay window with stunning sea views; decorative fireplace.

## LIVING ROOM

4.59 m x 3.69 m (15'1" x 12'1")

Views overlooking the coastline & golf course.

## DINING ROOM

4.57 m x 2.77 m (15'0" x 9'1")

Views overlooking the coastline and golf course; sliding patio door & pedestrian door leading to the sun room.

## SUN ROOM

3.79 m x 2.85 m (12'5" x 9'4")

Views overlooking the coastline & golf course; patio doors to the rear.

## BEDROOM 1

2.69 m x 6.21 m (8'10" x 20'4")

Double bedroom to the rear.

## BEDROOM 2

3.69 m x 3.23 m (12'1" x 10'7")

Laminate floor; range of fitted bedroom furniture; multiple storage cupboards.

## BATHROOM

1.99 m x 2.55 m (6'6" x 8'4")

Tiled shower cubicle with electric heater; toilet; vanity unit with wash hand basin; hot press.

## EXTERIOR

### INTEGRAL GARAGE

2.96 m x 4.96 m (9'9" x 16'3")

Up & over door; gas boiler; concrete floor; power & light; two water taps.

### OUTSIDE FEATURES

- Stunning views overlooking the coastline & golf course.
- Multiple patio areas.
- Paved driveway.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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Floor Plans Are For Guidance Only And Not To Scale. Produced Using Digital Scanning Technology. All Dimensions Are Approximate And Should Not Be Relied Upon. Purchasers Should Verify All Information Independently.



# PHOTOS



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