



34 STRAND ROAD, PORTSTEWART



X 4



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £975,000

34 STRAND ROAD, PORTSTEWART

Set in an exceptional frontline position along the highly regarded Strand Road, this impressive detached residence enjoys breathtaking panoramic views across the Atlantic Ocean, Portstewart Strand and the dramatic North Coast beyond.

Occupying one of Portstewart's most desirable residential settings, the property is perfectly positioned within a short walk of the bustling Promenade with its renowned cafés, restaurants and boutique shops, while the championship Portstewart Golf Club is also close at hand. Benefiting from direct access onto the iconic cliff path, residents can enjoy some of the North Coast's most spectacular coastal scenery, with picturesque walks stretching between the Promenade and Portstewart Strand right from the doorstep.

Extending to spacious and beautifully presented accommodation throughout, the home has been thoughtfully designed to maximise the spectacular outlook and natural light, with generous reception areas and four well-proportioned bedrooms including an excellent principal suite with ensuite shower room and private balcony overlooking the coastline.

Externally the property benefits from private parking, integral storage and low maintenance outdoor entertaining areas, all complemented by uninterrupted sea views from multiple vantage points throughout the home.

FEATURES

- Oil fired central heating system with smart heating system.
- uPVC double glazed windows.
- Designed to maximise its spectacular frontline position, with uninterrupted views of the Atlantic Ocean, Portstewart Strand and Donegal Head enjoyed from virtually every principal room.
- Four generous bedrooms including principal suite with ensuite and private balcony.
- Low maintenance outdoor patio and terrace areas.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £3,682.80

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ENTRANCE PORCH

1.74 m x 1.81 m (5'9" x 5'11")
Tiled floor; door leading to the living room.

HALLWAY

Tiled floor; under stairs storage cupboard.

OPEN PLAN LIVING & DINING AREA

9.84 m x 5.75 m (32'3" x 18'10")
Panoramic sea views; tiled floor & recessed lights throughout.

LOUNGE

7.09 m x 5.75 m (23'3" x 18'10")
Box bay window to the front & side offering panoramic sea views; patio doors leading to the front terrace; wall mounted electric fire; open to the dining area.

DINING AREA

2.73 m x 4.47 m (8'11" x 14'8")
Sea views; open to the kitchen & lounge.

KITCHEN

2.87 m x 2.58 m (9'5" x 8'6")
Range of fitted units; granite work surfaces; recessed sink with drainer; integrated fridge freezer & dishwasher; electric oven & hob with extractor unit over; tiled floor; recessed lighting; open to the dining area.

LIVING ROOM

3.28 m x 3.97 m (10'9" x 13'0")
Sea views; door leading to the front; oil boiler cupboard; utility cupboard; wood effect tiled floor; recessed lighting.

UTILITY CUPBOARD

1.63 m x 1.25 m (5'4" x 4'1")
Range of fitted units; laminate work surface; stainless steel sink; plumbed for washing machine; space for dryer; part tiled walls; wood effect tiled floor.

BEDROOM 4

2.87 m x 3.48 m (9'5" x 11'5")
Double bedroom to the side; partial sea views; laminate floor; recessed lighting.

DOWNSTAIRS WC

1.84 m x 1.58 m (6'0" x 5'2")
Toilet; wall mounted glass wash hand basin with tiled splashback; wall mounted vanity unit; tiled floor; recessed lighting.

FIRST FLOOR

LANDING

Bright open landing area; shelved hot press.

BEDROOM 1

4.31 m x 5.33 m (14'2" x 17'6")
Double bedroom to the front with sea views; door to the private balcony; range of fitted bedroom furniture.

BALCONY

3.04 m x 1.62 m (10'0" x 5'4")
Panoramic sea views; glass balustrades; outside light.

ENSUITE

1.28 m x 2.75 m (4'2" x 9'0")
Tiled shower cubicle with rainfall head; toilet; wall mounted wash hand basin; chrome towel radiator; recessed lighting; tiled floor & walls.

BEDROOM 2

5.07 m x 2.83 m (16'8" x 9'3")
Double bedroom to the front with sea views; range of fitted bedroom furniture; access to the roof space.

BEDROOM 3

3.18 m x 3.31 m (10'5" x 10'10")
Double bedroom to the rear with partial sea views; range of fitted bedroom furniture.

BATHROOM

3.14 m x 1.68 m (10'4" x 5'6")
Corner panel bath with shower wand attachment; toilet; wall mounted wash hand basin; chrome towel radiator; tiled floor & walls; recessed lighting.

EXTERIOR

STORAGE ROOM

0.80 m x 3.87 m (2'7" x 12'8")

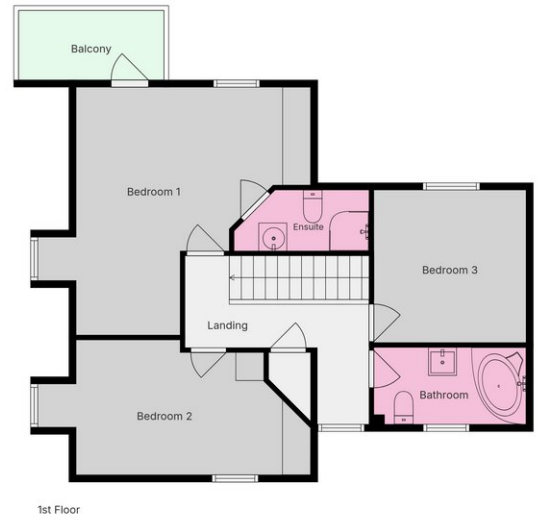
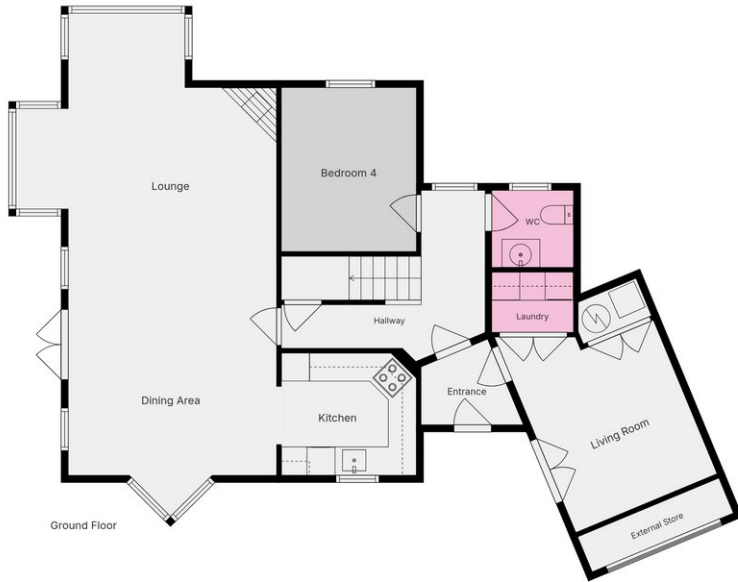
OUTSIDE FEATURES

- Paviour brick patio terrace to the front with panoramic sea views.
- First floor balcony off the principal bedroom.
- Private gate leading to the coastal cliff walk.
- Tarmac parking area; external light.

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FLOORPLAN



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PHOTOS



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