



39 BALLYMACREA ROAD, PORTRUSH



X 4



X 3



X 5

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	83

OFFERS OVER £1,275,000

39 BALLYMACREA ROAD, PORTRUSH

Not often does such an iconic home come to market on one of the North Coast's most sought-after addresses. Built in 2015, this outstanding contemporary residence has been individually designed and finished to an exacting standard, showcasing striking modern architecture and exceptional attention to detail throughout.

Positioned to fully maximise its setting, the home is defined by a dramatic full-height glazed façade, framing breathtaking panoramic views across the Portrush Peninsula and creating a seamless connection between the interior living space and the surrounding coastal landscape.

Extending to a superb specification, this luxurious and highly energy-efficient home offers an exceptional blend of design, space and functionality, all within just two miles of Portrush and its renowned coastline, championship golf courses and local amenities.

FEATURES

- Panoramic coastal views from an elevated position
- Exceptional open-plan living with full-height feature glazing
- Recently upgraded floor-to-ceiling aluminium-framed structural glazing
- Dedicated home cinema with 4K Dolby Atmos & tiered platform seating
- Full smart home integration (lighting, heating, air conditioning, blinds & sockets)
- Zoned underfloor heating efficient double glazing & heat recovery ventilation system
- Beam central vacuum system
- Extensive external CCTV system
- Separate utility room / laundry with wet room shower
- Tarmac driveway with electric sliding gates & detached garage
- Fully enclosed, south-facing landscaped gardens with patio & covered hot tub gazebo

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £3,785

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

An impressive double-height entrance hall with porcelain tiled flooring and a striking open-tread staircase leading to the first floor living areas.

HOME CINEMA

2.29 m x 5.00 m (7'6" x 16'5")

Acoustic wood panelling; 4K Dolby Atmos surround sound system with in-ceiling speakers; raised seating platform; discrete feature lighting.

BEDROOM 2

3.86 m x 2.92 m (12'8" x 9'7")

Double bedroom to the front; engineered laminate flooring.

ENSUITE

2.33 m x 1.24 m (7'8" x 4'1")

Large walk-in shower; toilet; wall-mounted vanity with wash hand basin; porcelain tiled floor and walls; electric towel rail.

BEDROOM 3

4.88 m x 2.92 m (16'0" x 9'7")

Double bedroom to the front; engineered laminate flooring.

ENSUITE

2.27 m x 1.46 m (7'5" x 4'9")

Large walk-in shower; toilet; wall-mounted vanity with wash hand basin; porcelain tiled floor and walls; electric towel rail.

BEDROOM 4

2.92 m x 4.88 m (9'7" x 16'0")

Double bedroom to the front; engineered laminate flooring.

ENSUITE

Large walk-in shower; toilet; wall-mounted vanity with wash hand basin; porcelain tiled floor and walls; electric towel rail.

FIRST FLOOR

GALLERY LANDING

Porcelain tiled floor; study area and storage.

KITCHEN

3.15 m x 4.98 m (10'4" x 16'4")

Contemporary 'Rational' fitted kitchen with island and breakfast bar; low profile ceramic work surfaces; recessed 'Franke' sink unit with 'Quooker' hot water tap; 'Siemens' induction hob with downdraft extractor unit; integrated Siemens larder-style fridge; Miele appliances to include an integrated dishwasher, fitted oven and warming drawer plus additional Neff oven; porcelain tiled floor.

DINING AREA

4.35 m x 3.96 m (14'3" x 13'0")

Porcelain tiled floor; double-glazed bi-fold doors leading to the rear patio and garden; remote controlled blinds; air conditioning unit.

LOUNGE & LIVING AREA

6.85 m x 10.00 m (22'6" x 32'10")

Full height and width glazing floods the space with natural light while capturing the coastal views. A contemporary tiled fireplace with modern gas fire and feature concealed lighting enhance the space. Automated electric blinds and voile curtains; air conditioning unit; porcelain tiled floor.

PANTRY

4.18 m x 1.68 m (13'9" x 5'6")

Range of high and low fitted units; laminate work surfaces; stainless steel sink; space for larder-style freezer and further undercounter appliance; porcelain tiled floor and door to the rear.

STUDY AREA

2.11 m x 2.01 m (6'11" x 6'7")

Open study area; porcelain tiled floor.

PRINCIPAL BEDROOM

4.92 m x 4.14 m (16'2" x 13'7")

Master suite with full width and height windows and stunning views; electric blinds; air conditioning unit.

ENSUITE

1.82 m x 2.33 m (6'0" x 7'8")

Large walk-in shower; toilet; wall-mounted vanity with wash hand basin; porcelain tiled floor and walls; electric towel rail.

DRESSING ROOM

1.82 m x 1.75 m (6'0" x 5'9")

Fitted clothes rails and shelving.

BATHROOM

3.49 m x 3.31 m (11'5" x 10'10")

Full width and height windows and stunning views; electric blinds; freestanding bath; fitted wall-mounted vanity unit with wash hand basin; wall-mounted WC; porcelain tiled floor and walls; extractor unit and concealed lighting.

EXTERIOR

LAUNDRY ROOM

4.46 m x 2.98 m (14'8" x 9'9")

Porcelain tiled flooring; range of fitted units; laminate work surfaces with stainless steel sink; separate WC; wet room style walk in shower; mechanical room.

DETACHED GARAGE

6.13 m x 6.32 m (20'1" x 20'9")

Concrete floor; power and light; electric up and over door and side door.

COVERED GAZEBO & STORE

2.87 m x 3.74 m (9'5" x 12'3") + (2.99 m x 1.61 m (9'10" x 5'3"))

Open fronted gazebo for hot tub; composite decking; power and lighting.

OUTSIDE FEATURES

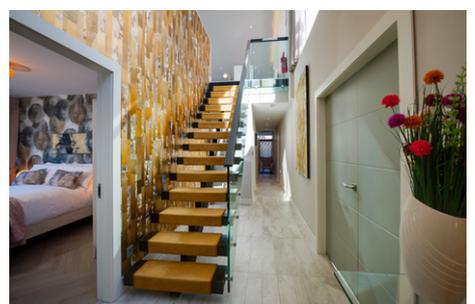
- Gated, self-draining tarmac driveway and parking area for several cars
- Fully enclosed landscaped south-facing garden and patio area to the rear
- Feature exterior lighting
- Outside power and water supply

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

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PHOTOS



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