



97 ATLANTIC ROAD, PORTRUSH



X 4



X 3



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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	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £545,000

97 ATLANTIC ROAD, PORTTRUSH

Set on a mature and private site, this substantial detached residence offers spacious and versatile accommodation in a peaceful yet highly convenient setting. Surrounded by established gardens and mature landscaping, the property enjoys an excellent degree of privacy while remaining only approximately 2 miles from Portrush and 2.5 miles from Coleraine, providing easy access to a wide range of amenities, schools, shops, restaurants and coastal attractions.

Internally, the property offers well proportioned accommodation throughout including a spacious lounge, open plan kitchen, living and dining area, sunroom and generous bedroom accommodation, offering excellent flexibility for modern family living. Externally, the property benefits from extensive gardens, ample parking, patio areas and an integral double garage.

Offering the perfect balance of space, privacy and convenience, this is a home that will appeal to a wide range of purchasers seeking a semi-rural setting without compromising on accessibility.

FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Mature site with excellent privacy and established landscaping.
- Flexible accommodation including multiple reception areas.
- Large open plan kitchen, living and dining space.
- Integral double garage with store.
- Convenient location approximately 2 miles from Portrush and 2.5 miles from Coleraine.
- Easy access to local schools, beaches, golf courses and commuter routes.

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £3,091

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

DINING HALL

3.39 m x 4.56 m (11'1" x 15'0")

Welcoming dining hall; tiled flooring; access to lounge and entrance hall.

ENTRANCE HALL

2.85 m x 6.40 m (9'4" x 21'0")

Open staircase; tiled flooring; recessed lighting.

LOUNGE

5.45 m x 3.63 m (17'11" x 11'11")

Recessed stove on a raised slate hearth; tiled flooring.

BEDROOM 1

3.65 m x 4.73 m (12'0" x 15'6")

Double bedroom to the rear; range of fitted furniture.

SHOWER ROOM

0.69 m x 2.16 m (2'3" x 7'1")

Walk-in shower cubicle; vanity unit with twin sinks; tiled flooring; partially tiled walls; toilet; matt black towel radiator.

SUNROOM

5.65 m x 3.23 m (18'6" x 10'7")

Tiled flooring; patio doors to the rear.

KITCHEN

3.57 m x 4.67 m (11'9" x 15'4")

Range of fitted units with quartz work surfaces; recessed sink and drainer; space for American style fridge freezer and range style cooker with extractor unit over; integrated dishwasher; large island with additional storage and wine cooler; tiled flooring; open plan to living & dining area.

LIVING & DINING AREA

3.10 m x 6.65 m (10'2" x 21'10")

Tiled flooring; spiral staircase to the first floor.

REAR HALL

Tiled flooring; door to the rear and access to the garage.

LAUNDRY ROOM

2.13 m x 2.45 m (7'0" x 8'0")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; space for dryer and fridge freezer; tiled flooring.

WC

2.13 m x 0.99 m (7'0" x 3'3")

Toilet; wash hand basin; tiled flooring.

FIRST FLOOR

LANDING / STUDY

3.22 m x 5.90 m (10'7" x 19'4")

Open landing with study/living area; access to eaves storage.

BEDROOM 1

5.20 m x 4.67 m (17'1" x 15'4")

Double bedroom to the front; range of fitted furniture.

ENSUITE

2.66 m x 2.68 m (8'9" x 8'10")

Walk-in shower; toilet; vanity unit with wash hand basin; tiled flooring; partially tiled walls.

BEDROOM 2

3.62 m x 4.22 m (11'11" x 13'10")

Double bedroom to the rear; built-in cupboard; access to landing and rear hall.

REAR HALL

Shelved linen cupboard; spiral staircase leading downstairs.

BEDROOM 3

4.18 m x 3.69 m (13'9" x 12'1")

Double bedroom to the rear; range of fitted wardrobes.

BATHROOM

3.82 m x 2.84 m (12'6" x 9'4")

Corner bath; tiled shower cubicle; toilet; wash hand basin; vinyl flooring; tiled walls.

EXTERIOR

DOUBLE GARAGE

4.45 m x 6.58 m (14'7" x 21'7")

Two up and over doors (1 electric); concrete floor; power & light. Store room with door to rear patio.

OUTSIDE FEATURES

- Large gardens in lawn surrounding the property with mature borders.
- Paved patio area to the rear with feature built-in seating and fire pit.
- Tarmac driveway and paved parking area to the front.
- Outside light and tap.

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

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FLOORPLAN



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PHOTOS



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