



18 BALLYREAGH ROAD, PORTRUSH



X 5



X 3



x 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		29	
(1-20) G			

Most accurate efficient - highest running costs

OFFERS OVER £595,000

18 BALLYREAGH ROAD, PORTRUSH

Set in the desirable Blackrock area of Portrush, this traditional detached home boasts exceptional panoramic views across West Bay towards the West Strand, Harbour, Ramore Head and beyond. Just a short walk from the town centre, it offers both a convenient location and impressive outdoor space, with a fully enclosed rear garden featuring lawn, patio and gravel areas, a games room and garden room plus a garage. Well presented yet offering scope for modernisation, the property also benefits from full planning permission for a pair of contemporary semi-detached homes.

FEATURES

- Oil-fired central heating.
- uPVC double glazing.
- Elevated position with stunning sea views.
- Fully enclosed rear garden with lawn, patio and gravel areas.
- Range of outbuildings including games room and garden room.
- Detached garage.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,864.40

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE PORCH

Tiled floor; glazed panel door to hallway.

HALLWAY

Laminate wood flooring; under stair storage.

KITCHEN

4.52 m x 2.22 m (14'10" x 7'3")
Range of fitted units; laminate work surfaces; stainless steel sink unit; electric oven & hob with extractor unit over; space for under counter fridge & freezer; plumbed for washing machine and dishwasher; tiled floor; door to the rear.

LIVING ROOM

3.18 m x 3.87 m (10'5" x 12'8")
Cast iron fireplace on a tiled hearth; hot press; fitted cupboards; laminate wood flooring; access to the kitchen

LOUNGE

4.05 m x 3.88 m (13'3" x 12'9")

Large feature window to the front with sea views; Stone fireplace with gas fire set on a stone hearth.

DINING ROOM

4.00 m x 3.87 m (13'1" x 12'8")

Large feature window to the front with sea views.

BEDROOM 1

2.98 m x 3.92 m (9'9" x 12'10")

Double bedroom to the side.

BEDROOM 2

2.53 m x 3.87 m (8'4" x 12'8")

Double bedroom to the rear.

BATHROOM

1.81 m x 2.13 m (5'11" x 7'0")

Panel bath with electric shower over; wash hand basin; tiled floor; part tiled walls; extractor fan.

SEPARATE WC

1.31 m x 0.88 m (4'4" x 2'11")

Toilet; part tiled walls; tiled floor.

FIRST FLOOR

BEDROOM 3

3.48 m x 2.91 m (11'5" x 9'7")

Double bedroom to the side.

BEDROOM 4

3.72 m x 3.50 m (12'2" x 11'6")

Double bedroom to the front.

BEDROOM 5

3.49 m x 3.74 m (11'5" x 12'3")

Double bedroom to the front.

SHOWER ROOM

2.01 m x 2.88 m (6'7" x 9'5")

Wall mounted roll top bath; panelled shower cubicle with electric shower; toilet; wash hand basin; laminate wood flooring.

EXTERIOR

GARAGE

2.92 m x 2.94 m (9'7" x 9'8")

Roller door; concrete floor, power & light; oil tank & boiler; door to the rear garden.

GAMES ROOM

2.71 m x 6.33 m (8'11" x 20'9")

Laminate wood flooring; power & light.

GARDEN / SUNROOM

3.13 m x 6.10 m (10'3" x 20'0")

Tiled floor; overlooking rear garden.

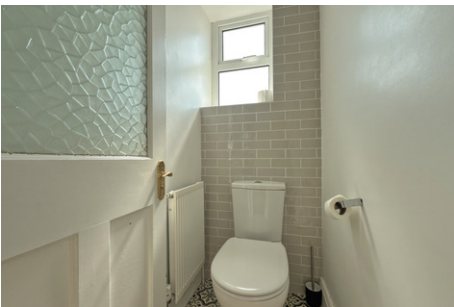
OUTSIDE FEATURES

- Fully enclosed to the rear with gravel patio area.
- Rear garden in lawn with paved patio areas.
- Front garden in lawn with sea views.
- Outside light and tap.



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PHOTOS



PHOTOS

