



## 38 STRAND ROAD, PORTSTEWART



X 3



X



X 2

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>	68	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

OFFERS OVER £895,000

# 38 STRAND ROAD, PORTSTEWART

Occupying one of the most sought-after frontline positions along Portstewart's stunning seafront, this beautifully appointed and spacious home enjoys uninterrupted views across the Atlantic Ocean, Portstewart Strand and the sweeping coastline beyond.

Perfectly placed just a short stroll from the vibrant Promenade, with its boutique shops, award-winning restaurants and artisan cafés, the property is also within easy walking distance of Portstewart Strand and the championship Portstewart Golf Club - offering the perfect balance of coastal tranquillity and lifestyle.

The accommodation is thoughtfully laid out and immaculately presented, featuring three generously sized double bedrooms, including a principal suite with ensuite and access to a private roof terrace - all designed to maximise the stunning sea views and natural light throughout.

## FEATURES

- Oil fired central heating.
- uPVC double glazing throughout.
- Breathtaking, uninterrupted sea views.
- Private roof terrace with glass balustrade.
- Low-maintenance exterior.
- Half garage/store with electric roller door.
- Two allocated parking spaces.
- Short walk to Portstewart Strand, Promenade and Golf Club.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £2,659.80

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE PORCH

Tiled floor.

### UTILITY ROOM

4.08 m x 3.28 m (13'5" x 10'9")

Fitted units; laminate worktops; plumbed for washing machine; oil boiler; patio doors; tiled floor; access to garage/store.

### HALLWAY

Tiled floor; under stair storage.

### DOWNSTAIRS WC

1.62 m x 0.98 m (5'4" x 3'3")

Toilet; wash hand basin; tiled floor; extractor fan.

### KITCHEN

2.45 m x 2.66 m (8'0" x 8'9")

Range of fitted units; granite work surfaces; recessed sink and drainer; full height integrated fridge; integrated dishwasher; electric oven and hob with extractor unit over; tiled floor; tiled walls.

### LIVING & DINING AREA

3.47 m x 7.47 m (11'5" x 24'6")

Stunning sea views; multifuel stove set in a feature brick fireplace with a slate hearth; tiled floor; recessed lighting; Dining area with feature side window with sea views.

### SUNROOM

2.15 m x 3.67 m (7'1" x 12'0")

Panoramic sea views; patio doors to the front patio area; tiled floor; recessed lighting.

### FIRST FLOOR

#### LANDING

Shelved hot press.

#### BEDROOM 1

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

Double bedroom to the front with patio doors leading to the roof terrace.

#### ENSUITE

0.96 m x 2.98 m (3'2" x 9'9")

Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor; tiled walls.

#### BEDROOM 2

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

Double bedroom to the front with patio doors leading to the roof terrace.

#### BEDROOM 3

3.57 m x 2.70 m (11'9" x 8'10")

Double bedroom to the rear; access to the roof space.

#### BATHROOM

2.47 m x 2.16 m (8'1" x 7'1")

Panel bath; toilet; wash hand basin; tiled floor; tiled walls; extractor fan.

#### EXTERIOR

##### HALF GARAGE / STORE

1.21 m x 3.29 m (4'0" x 10'10")

Electric roller door.

##### ROOF TERRACE

2.85 m x 4.73 m (9'4" x 15'6")

Paved terrace; glass balustrades; wall mounted lighting.

#### OUTSIDE FEATURES

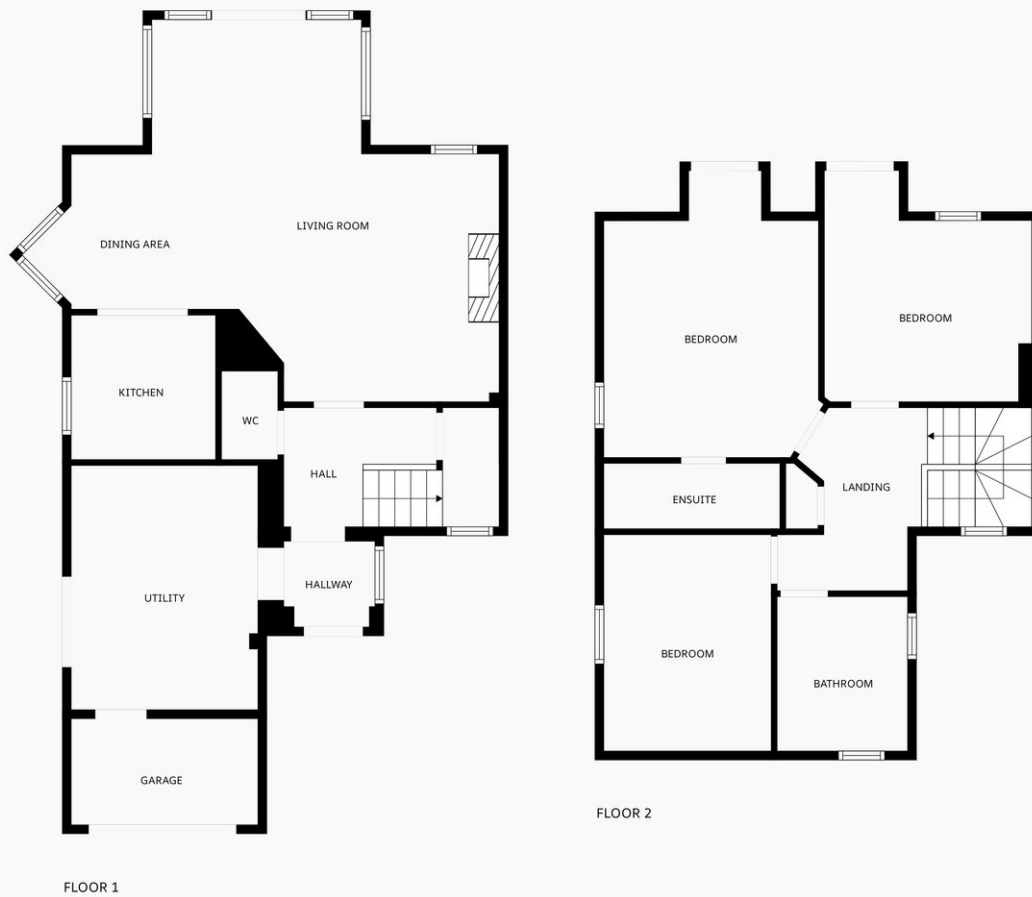
- Paved patio area to the front.
- Outside light and tap.
- 2 x allocated parking spaces.



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# FLOORPLAN



Information Contained Here Is Deemed Highly Reliable But Not Guaranteed As To Its Accuracy. For Your Personal Detailed Floor Plans Please Obtain Independently.

# PHOTOS





# PHOTOS

