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ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	68 d	
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

1 Blackrock Road

BT56 8EX

Price On Application

028 7083 2000
www.armstronggordon.com

A wonderful and luxurious 4 bedroom detached contemporary house constructed circa 2007 and extending to approximately 2400 sq ft of living space. Set in a highly popular location, seconds from the West Strand Beach, No 1 is a beautifully presented and well laid out home with fantastic sea views. Internally the property offers bright and spacious accommodation throughout and is complimented further by a very spacious first floor balcony, ideal for entertaining to take advantage of superb views. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush harbour and well established restaurants. We cannot emphasise enough to those seeking a luxurious getaway in a truly amazing location, for early internal appraisal at the earliest opportunity.

As you are leaving Portrush heading towards Portstewart on the Portstewart Road, go under the dry arch railway bridge and Blackrock Road will be your first right after Mill Strand Integrated Primary School. As you drive in, turn left and No 1 will be situated on your left hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'1 wide with 'Amtico' flooring and recessed lights. Recessed LED lighting in stairs leading to lower level.



Separate W.C.:

With wash hand basin set in vanity unit with illuminated mirror above, storage below, fully tiled walls, 'Amtico' flooring, recessed lighting and extractor fan.

Utility Room:

With single drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine, vented for tumble dryer, broom cupboard, 'Amtico' flooring, recessed lighting, extractor fan and access to roof space. 9'8 x 7'11 Door leading to integral garage.

With recessed LED lighting in stairs leading from hall to;

Open Plan Lounge/Dining Area:

With feature 'Hwam' multiburner, 'Amtico' flooring, feature ceiling beam, recessed lighting, 'Sunfold' doors leading to large decked area with views across Atlantic Ocean, Portrush Harbour & West Strand.

31'2 max x 26'1 max



Kitchen/Dining Area:

With bowl & half 'Franke' stainless steel sink unit, range of high and low level high gloss units, granite worktops with upstands, integrated 'Neff' ceramic hob, stainless steel extractor fan, 'Neff' double eye level stainless steel oven, 'Bosch' dishwasher, plumbed for American style fridge freezer, saucepan drawers, under unit lighting. Large island with additional circular sink unit, 'Bosch' wine cooler, additional saucepan drawers, drawer bank, recessed lighting, 'Amtico' flooring, French doors leading to large decked area with stunning views across Atlantic Ocean, Portrush Harbour and West Strand. 23' max x 20'1



With recessed LED lighting in stairs leading from hall to;

Lower Level:

Hallway:

With large hot press under stairs storage, large store, 'Amtico' flooring, recessed lighting and doors leading to rear garden.

Bedroom 1:

With 'Amtico' flooring, recessed lighting, French doors leading to rear garden with stunning views across Atlantic Ocean, Portrush Harbour and West Strand. 15'2 x 12' 0

Ensuite with w.c., double wash hand basin set in with illuminated mirror above and storage below, walk in shower area with rain fall shower fitting, shaver point, fully tiled walls, tiled floor, recessed lighting and extractor fan.



Bedroom 2:

With built in single and double wardrobe, 'Amtico' flooring, recessed lighting, dimmer control panel and views across Atlantic Ocean, Portrush Harbour and West Strand. (To include wardrobe area). 11'1 x 10'7

Ensuite with wc, wash hand basin set in vanity unit with illuminated mirror above, storage below, fully tiled walk in shower area with rain fall shower fitting, shaver point, fully tiled walls, tiled floor, recessed lighting and extractor fan.



Bedroom 3:

With 'Amtico' flooring, recessed lighting, dimmer control panels and views across Atlantic Ocean, Portrush Harbour and West Strand. 11'7 max x 11'1



Bedroom 4:

With 'Amtico' flooring, recessed lighting and dimmer control panel. 16' max x 9'4



Bathroom & W.C.:

With white suite, wc, wash hand basin set in vanity unit with illuminated mirror above storage below, freestanding bath with telephone hand shower, fully tiled walk in shower area with rain fall shower fitting, fully tiled walls, tiled floor, recessed lighting, heated towel rail and extractor fan.



EXTERIOR FEATURES:

Extensive paviour driveway accessed through security gates leading to integral garage 19'2 x 9'6 with electrically operated roller door, light, power points, boiler and pedestrian access to rear garden. Garden to rear is fully enclosed with sunken lights set in paved patio area, additional lights and stair access to first floor balcony. Balcony is fully decked with patio heaters, additional lighting and stunning views across Atlantic Ocean, Portrush Harbour and West Strand.





SPECIAL FEATURES

- ** Oil Fired Central Heating
- ** Woodgrain PVC Double Glazed Windows & Doors
- ** Burglar Alarm
- ** Integral Garage
- ** Stunning Views Across Atlantic Ocean, West Strand Beach, Ramore Head & Portrush Harbour

CAPITAL VALUE

£350,000 (Rates: £2963.10 p/a)

TENURE

Freehold

