



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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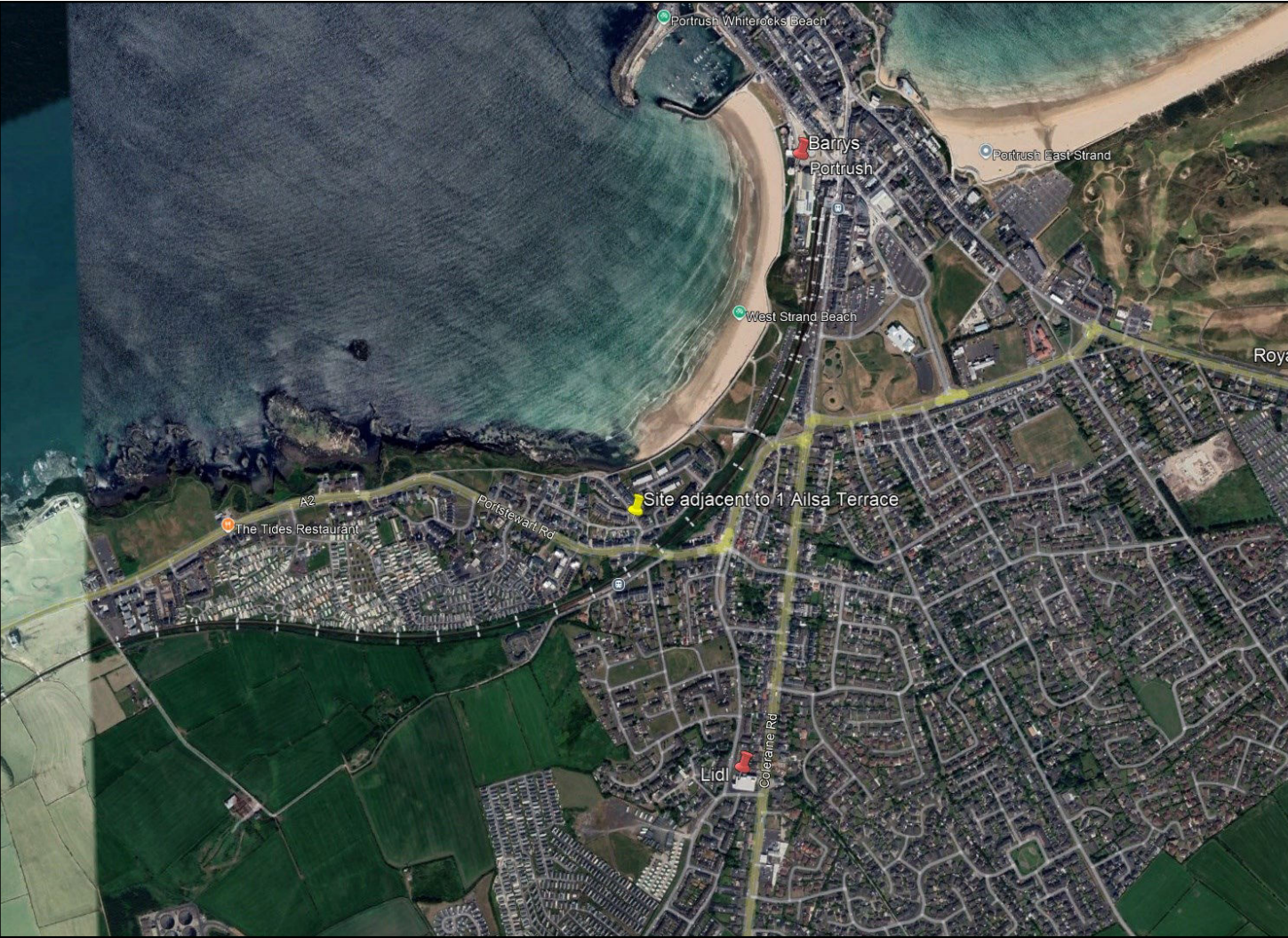
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ARMSTRONG GORDON



64 The Promenade Portlough BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



PORTLOUGH

New build detached home adjacent to West Strand Road

BT56 8ET

Price £750,000

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Nestled just steps from the golden sands of West Strand Beach, this exceptional new build detached residence offers the perfect blend of coastal living and contemporary luxury in one of Northern Ireland’s most sought-after seaside towns.

Boasting a high turnkey specification, this beautifully crafted home features four generously sized bedrooms, including a spacious principal suite, and a first-floor lounge designed to maximise light and capture partial sea views across the Atlantic. Whether you're enjoying a morning coffee or entertaining guests, this elevated living space brings the outdoors in.

The property is finished to an impeccable standard throughout, with premium fixtures, modern finishes, and thoughtful design details that reflect the very best in new build living. A sleek open-plan kitchen/dining area flows seamlessly to the private rear garden, perfect for family life or relaxed coastal entertaining.

Travelling into Portrush from Portstewart, take your left turn before Dhu Varren Railway bridge and West Strand Road will be on your left. Take your second left into Ailsa Terrace and the site will be on your left hand side.

ACCOMMODATION COMPRISES:

BASEMENT LEVEL:

Hallway:

With under stairs storage.

Bedroom 1:

Bedroom 2:

Bedroom 3:

Snug:

Bathroom:

GROUND FLOOR:

Entrance Hall:

With cloaks cupboard.

Open Plan Lounge/Kitchen/Dining Area:

Separate W.C.:

Utility Room:

FIRST FLOOR:

Landing:

With hot press.

Master Bedroom:

Ensuite:

Additional highlights include:

- Private on-site parking
- Energy-efficient construction and appliances
- Stylish contemporary bathrooms and ensembles
- Convenient access to Portrush town centre, cafes, golf, and transport links
- With the beach on your doorstep and a vibrant coastal community just minutes away, this is a rare opportunity to own a stunning home in an unrivalled location.



INTERNAL FINISHES

- Solid concrete floors to ground and first floor
- Aluminium Clad windows to RAL colour TBC – Triple glazed with coastal protection
- MDF painted skirtings and architraves
- Engineered solid internal doors
- Painted internal walls in one colour throughout; white ceilings
- Overall B Energy Rating achieved through excellent floor, wall, and roof-space insulation

ELECTRICAL & HOME NETWORK SPECIFICATION

- White faceplates throughout (USB connections to selected sockets)
- Energy-efficient LED light fittings throughout
- Downlighters to main living areas
- SKY TV points to lounge and kitchen/living area
- TV points in all living rooms and bedrooms
- Data points adjacent to TV points, wired back to main BT point for future connection
- Security alarm including keypad and PIR sensors
- External lighting above all doors, side of house, and driveway
- Car charging point
- Mains-operated smoke, heat, and carbon monoxide detectors to current regulations

MECHANICAL SPECIFICATION

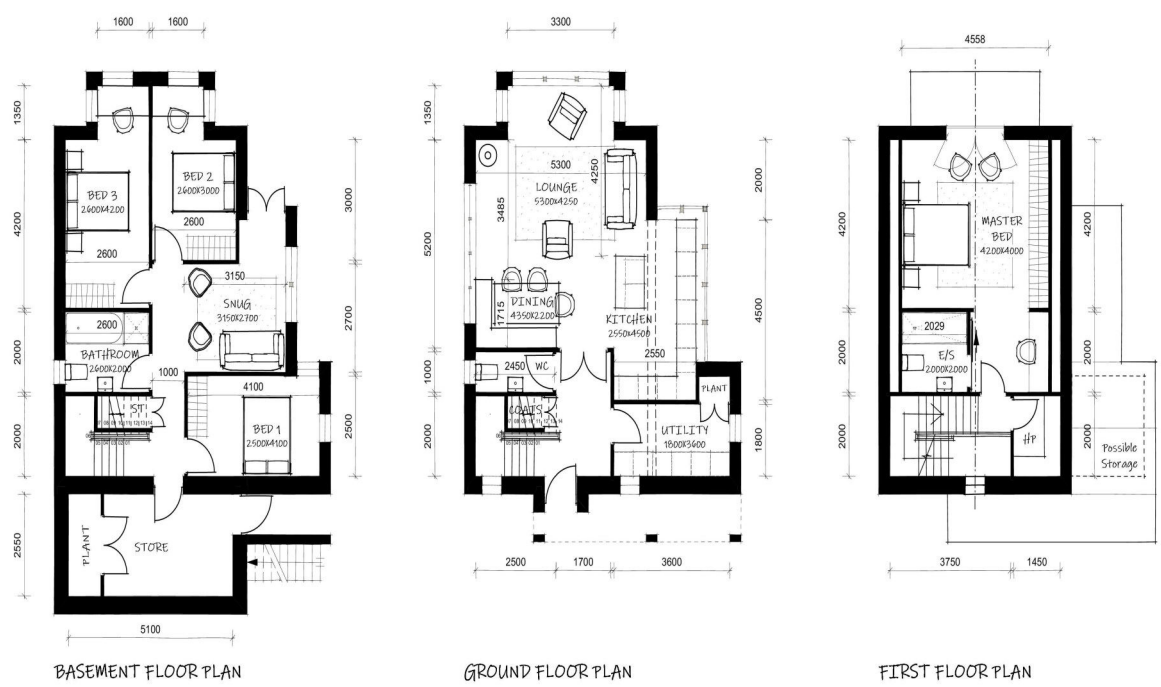
- Air Source Heat Pump
- Whole house mechanical heat recovery ventilation system
- Pressurized hot water system

EXTERNAL FINISHES

- Self-coloured render finish
- Traditional cavity wall construction with 150mm full-fill insulation
- Reclaimed Bangor Blue Slates
- Feature painted Tricoya cladding to front elevation
- Aluminium Clad Triple glazed windows with coastal protection (RAL colour TBC)
- Composite front door
- Colour-coded aluminium gutters and PVC downpipes
- Paved patio area and paths
- Bitmac driveway and parking area



FLOORPLAN:



ELEVATIONS:



FINISHES:

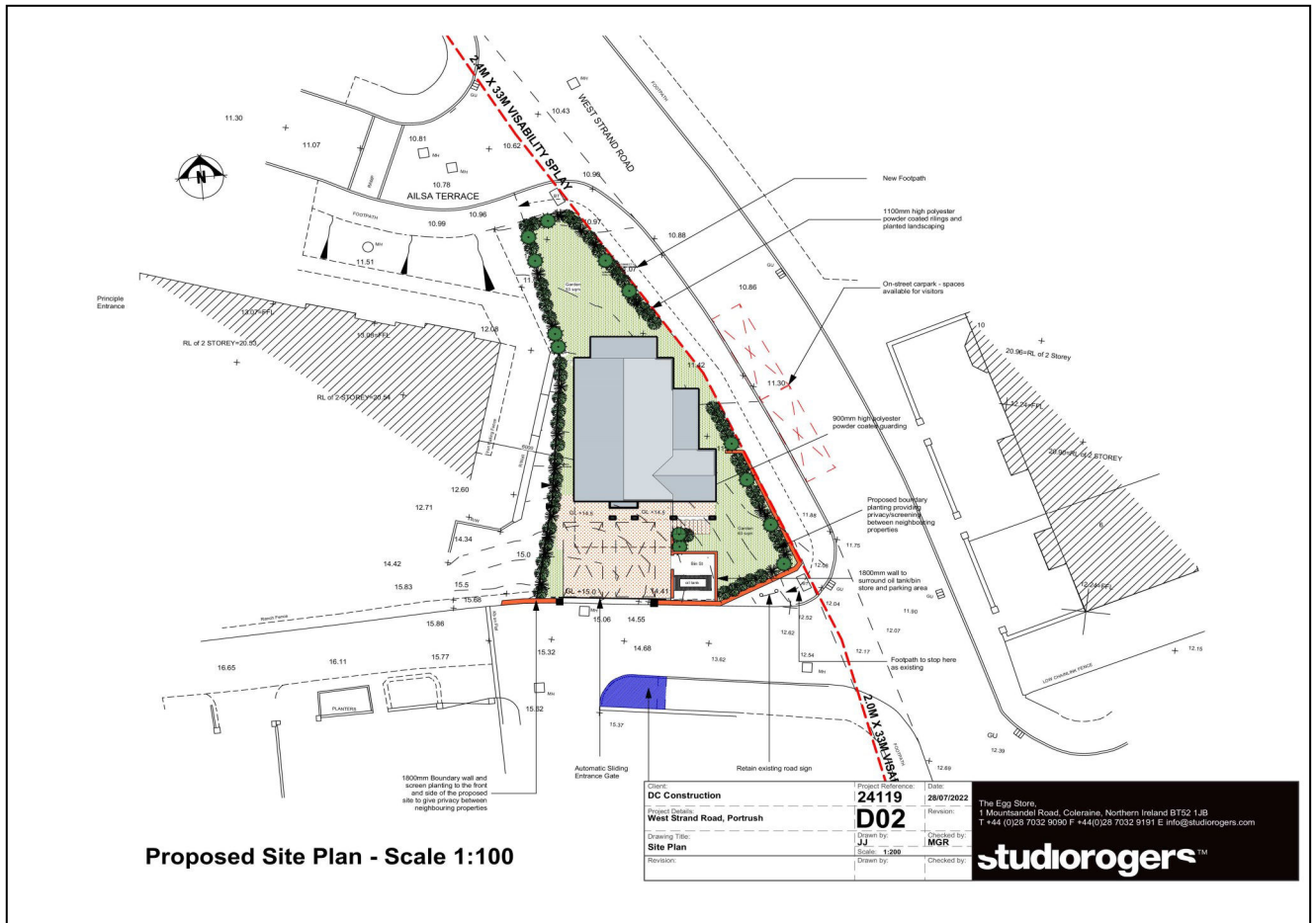
ROOFS
Thin edge fibre-cement blue/black slates, flat and non-profiled.
Dark grey Aluminium/uPVC 1/2 round seamless gutters with circular downpipes.

WALLS
Smooth render finish, painted white.
Horizontal shiplap cladding painted grey/green.
Smooth white external render finish to plinths, banding and surrounds where shown colour to feature areas TBC

WINDOWS & DOORS
Aluminium/uPVC windows & sliding doors. Colour TBC
Feature Aluminium PPC trims where indicated. Colour TBC
Timber Composite front door. Colour TBC

Client: DC Construction Project Name: West Strand Road, Portrush Drawing Title: Proposed Elevations Revision:	Project Reference: 24119 Date: 22/04/2024 Revised By: JJ Scale: as shown Drawn by: JMR Checked by:	The Egg Store, 1 Mountbarr Road, Coleraine, Northern Ireland BT52 1JB T +44 (0)28 7032 8090 F +44(0)28 7032 9191 E info@studiorogers.com studiorogers ™
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PROPOSED SITE PLAN:



CONTEXTUAL ELEVATION:

