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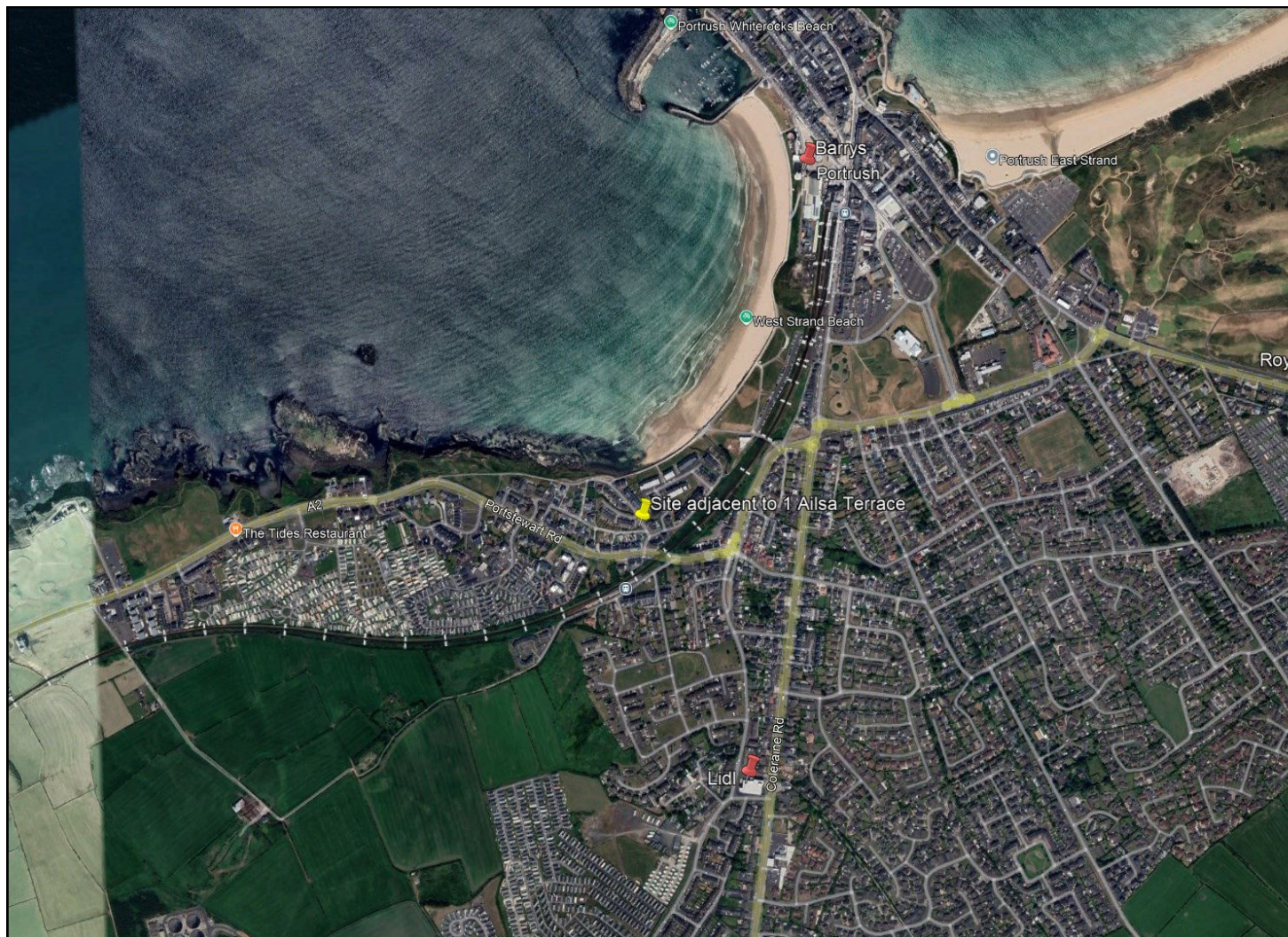
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ARMSTRONG GORDON



ARMSTRONG GORDON
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THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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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 ensuites
- 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
- Bangor blue roof slates

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

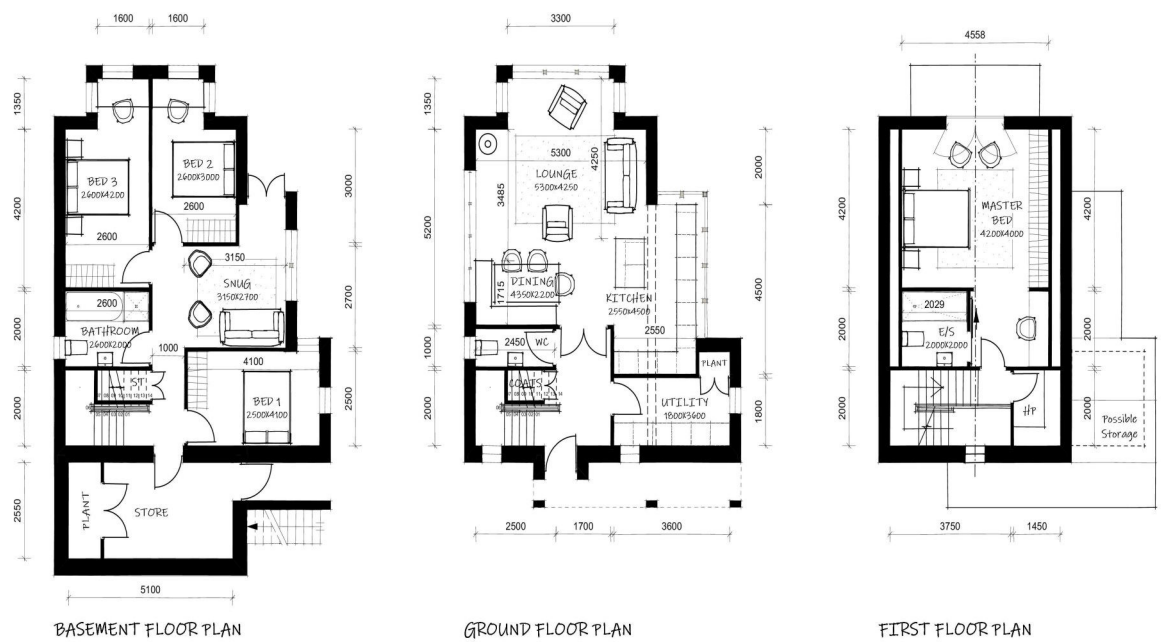
- Oil-Fired Central Heating (OFCH)
- Whole house mechanical heat recovery ventilation system
- Pressurized hot water system

EXTERNAL FINISHES

- Self-coloured render finish
- Traditional cavity wall construction with 150mm full-fill insulation
- Bangor blue roof 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:



TOTAL AREA = 1876 sqft

ELEVATIONS:



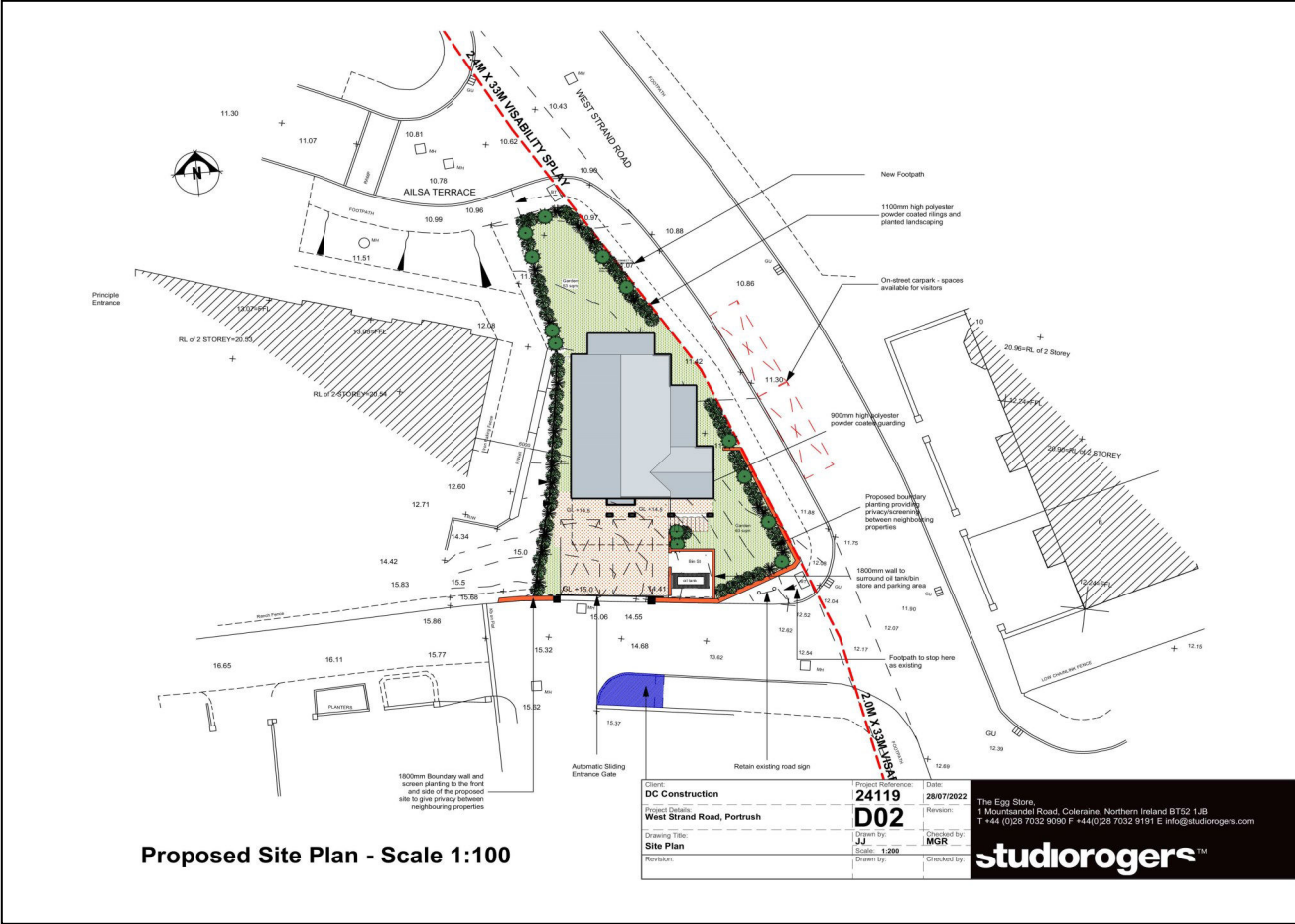
- FINISHES:**
- ROOFS**
Thin edge fibre-cement blue/black slates, flat and non-profiled.
Dark grey Aluminium/uPVC 1/2 round seamless gutters with circular downpipes.
- WALLS**
Smooth render finish, painted white.
Horizontal shiplap cladding painted grey/green.
Smooth white external render finish to plinths, 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 Reference: 24119	Date: 22/04/2024
Project Location: West Strand Road, Portrush	Revision: D04	Drawn by: JJ
Drawing Title: Proposed Elevations	Scale: as shown	Checked by: MGR
Version:	Drawn by:	Checked by:

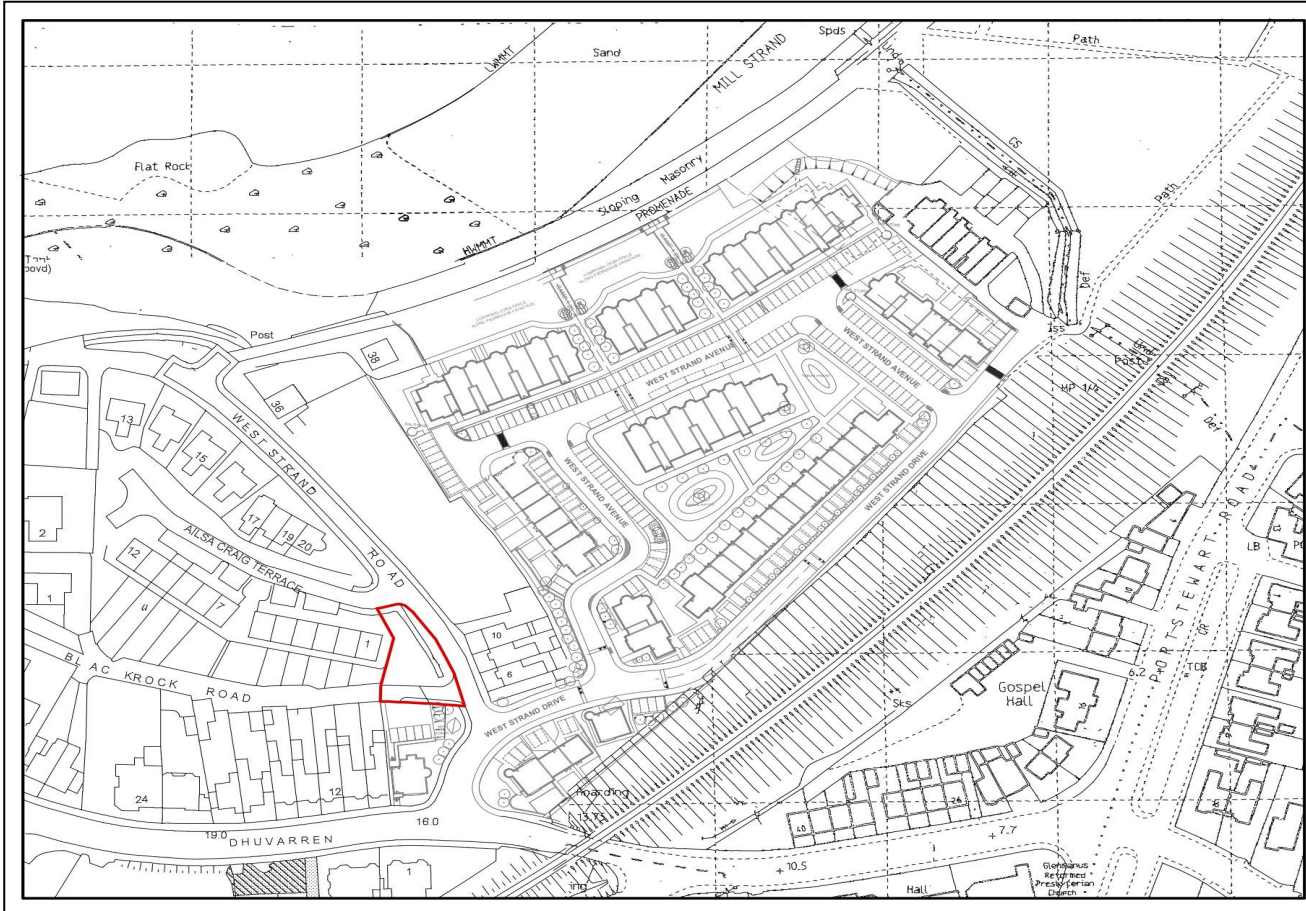
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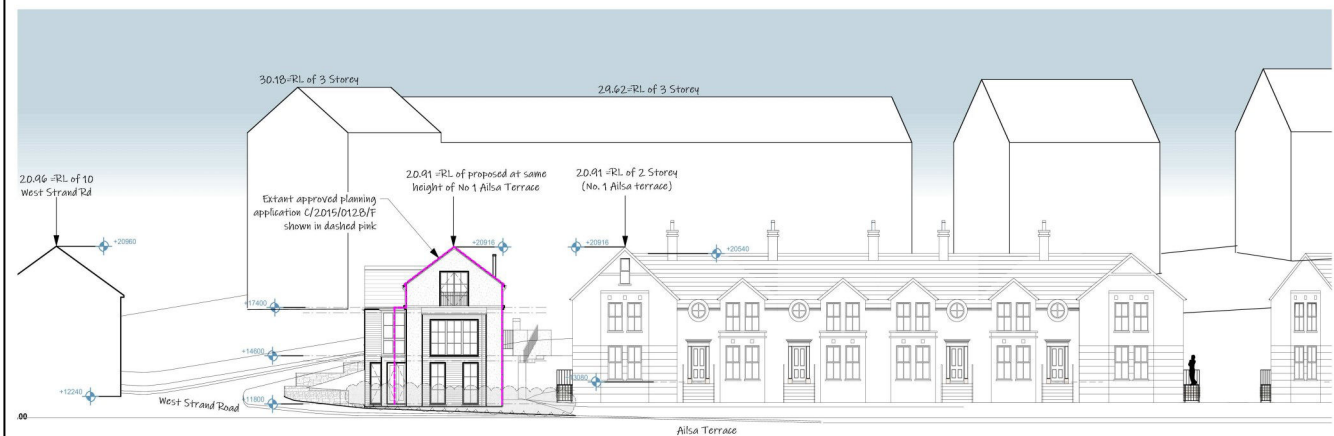
PROPOSED SITE PLAN:



LOCATION MAP:



CONTEXTUAL ELEVATION:



1 Contextual Elevation
Scale: 1:200

Client: DC Construction	Project Reference: 24119	Date: 22/04/2024
Project Details: West Strand Road, Portrush	Revision: D05	Drawn by: A
Drawing Title: Contextual Elevation	Scale: as shown	Checked by: JJ
Revision: A Notes added	10/05/2024 JJ	10/05/2024 JJ

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PROPOSED SITE LAYOUT:

