

For Sale

Asking Price: £895,000

SimonBrien



8 Old Fairways
Crocknamack Road
Portrush
BT56 8HA

simonbrien.com

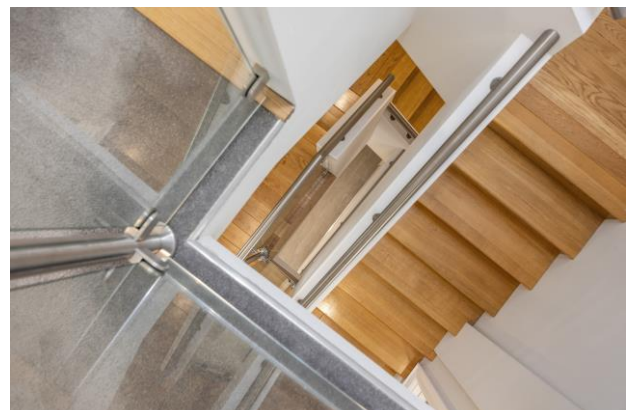


We are delighted to offer for sale this magnificent semi detached family home constructed in recent years and finished to the highest of standards throughout

The level of finish, presentation and specification is unrivalled with a stunning Kitchen and central island with full range of high quality integrated appliances, four bedrooms [all with ensuites], two reception rooms, utility room and downstairs cloakroom

Portrush is perfectly located on the North Coast of Northern Ireland with its breathtaking scenery, world famous golf course and stunning beaches. In addition the property is a short stroll from all local amenities, shops, bars and restaurants

Whether as a permanent or a second home/weekend retreat viewing of this exceptional property is by private appointment through our Belfast Office on 02890 668888.



Accommodation

Entrance Hall

Living Room

14'4" x 13'8" (4.37m x 4.17m):

Built in media wall with electric fire

Downstairs WC

6'4" x 3'8" (1.93m x 1.12m):

Hand made tiles from David Scott tiles, German Hansgrohe taps and showers fitted though out

Bedroom

22'4" x 9'7" (6.8m x 2.92m):

Fitted wardrobe and dressing table, built in bed headboard

Ensuite

Hand made tiles from David Scott tiles, German Hansgrohe taps and showers fitted though out

Bedroom

18'8" x 9'8" (5.7m x 2.95m):

Fitted wardrobe and dressing table, built in bed headboard

Ensuite

Hand made tiles from David Scott tiles, German Hansgrohe taps and showers fitted though out

First Floor Landing

Bespoke square spiral staircase made from solid oak with glass and stainless steel handrails.

Living Room

19'7" x 17'5" (5.97m x 5.3m):

Dining Area

8'9" x 8'2" (2.67m x 2.5m):

Kitchen

16' x 13'10" (4.88m x 4.22m):

Acrylic doors and solid worktops with water fall sides ,Neff built in appliances

Utility Room

12'2" x 5'5" (3.7m x 1.65m):

WC

3'6" x 2'2" (1.07m x 0.66m):

Hand made tiles from David Scott tiles, German Hansgrohe taps and showers fitted though out





Second Floor Landing

Bedroom

19'7" x 11'10" (5.97m x 3.6m):

Fitted wardrobe and dressing table, built in bed headboard

Ensuite

Hand made tiles from David Scott tiles, German Hansgrohe taps and showers fitted though out

Bedroom

17'5" x 12'5" (5.3m x 3.78m):

Fitted wardrobe and dressing table, built in bed headboard

Bathroom

9'8" x 9'2" (2.95m x 2.8m):

Hand made tiles from David Scott tiles, German Hansgrohe taps and showers fitted though out

TV Room

6'5" x 3'10" (1.96m x 1.17m):

Built in units with storage

Outside





Special Features & Services

- Magnificent Recently Constructed Semi Detached Family Home
- Unrivalled Level of Finish/Specification
- Four Double Bedrooms all with Luxury Ensuites and Built in Furniture
- Two Reception Rooms
- High Quality Kitchen with Central Island
- Full Range of High End Appliances in Kitchen
- Utility Room and Downstairs Cloakroom
- Oil Fired Central Heating
- Triple Glazed Aluminium Windows
- Aluminium LED Spotlights Throughout
- Fire Doors Fitted Through
- All rooms Include Hard Wired Cat 5 Points For Internet
- Upgraded Insulation and Sound Protection Throughout
- Alarm and CCTV Installed
- Rear Patio Garden
- Parking to Front
- Popular and Much Sought After Central Portrush Location close to local amenities, shops, bars and high • quality restaurants
- Excellent Range of Outdoor Activities close by including World renowned Royal Portrush Golf Course
- Viewing Strictly by Private Appointment





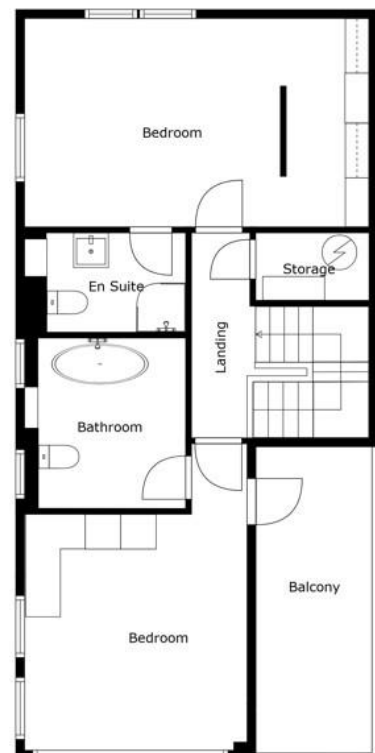




Floor 1



Floor 2



Floor 3

VALUER

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