

## For Sale

65 Prospect Road, Portstewart BT55 7NQ

Offers Over **£795,000**



### Property Overview

- Three storey semi-detached house
- 4 Bedrooms, 2 Reception Rooms + 4 Bathrooms
- Sea views overlooking Portstewart Strand beach, Mussenden Temple and beyond to Donegal
- Within walking distance of Portstewart Strand beach and Portstewart golf club
- Underfloor gas fired central heating with Heatmiser app control
- uPVC double glazed windows
- Stoned parking to front
- Exceptional finish throughout
- Air extractor system fitted
- Cabling left for an electric car point
- EPC - B85



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**Entrance Hall:**

With uPVC front door with glass side panel, tiled floor, recess lighting, mirrored sliderobes, understairs storage.



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**Bedroom (1):**

5.5m x 3.2m (18' 1" x 10' 6") (max) with tiled floor, recess lighting.

**En-suite:**

Comprising w.c., wash hand basin set in vanity unit with tiled splashback, tiled floor, automatic recess lighting, heated towel rail, wall mounted mirror with lighting, extractor fan, tiled shower cubicle with mains shower fitting.





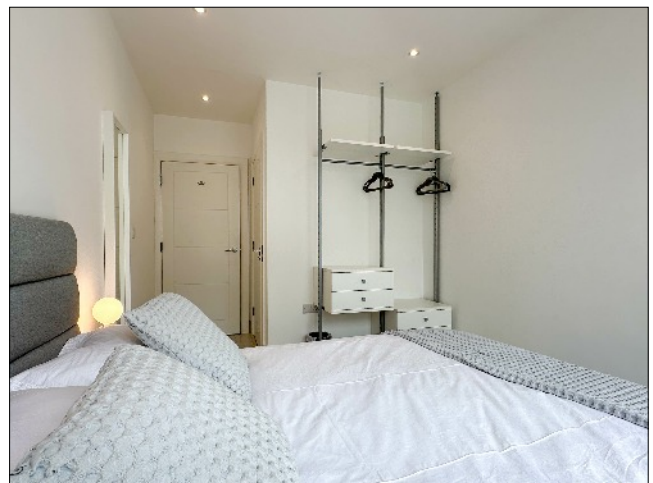
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**Bedroom (2):**

5.5m x 2.9m (18' 1" x 9' 6") (max) with tiled floor, recess lighting.

**En-suite:**

Comprising w.c., wash hand basin set in vanity unit with tiled splashback, tiled floor, automatic recess lighting, heated towel rail, wall mounted mirror with lighting, extractor fan, tiled shower cubicle with mains shower fitting.



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**Bedroom (3):**

4.4m x 2.6m (14' 5" x 8' 6") (max) with tiled floor, recess lighting, patio doors leading to rear garden.

**En-suite:**

Comprising w.c., wash hand basin set in vanity unit with tiled splashback, tiled floor, automatic recess lighting, heated towel rail, wall mounted mirror with lighting, extractor fan, tiled shower cubicle with mains shower fitting.





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**Utility Room:**

4m x 2.6m (13' 1" x 8' 6") with low level units, bank of units, tiled floor, recess lighting, plumbed for washing machine, space for tumble dryer, stainless steel sink unit, uPVC glass panel rear door.



**First Floor**

**Landing:**

With wall lighting, tiled floor, recess lighting, feature glass wall with glazed door through to:



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**Open plan Lounge/Kitchen/Dining Area**

**Lounge:**

4m x 2.7m (13' 1" x 8' 10") (max) with tiled floor, television point, recess lighting, dimmer switch, triple glazed sliding door to:

**Balcony:**

With glass screens, outside light, views to Portstewart Strand Beach, Mussenden Temple and beyond to Donegal.





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**Kitchen/Dining Area:**

8.9m x 5.4m (29' 2" x 17' 9") (max) with eye and low level units, upstand, bank of kitchen units including integrated fridge / freezer and larder unit, gas boiler, integrated eye level double ovens, integrated microwave, integrated hob, island unit with breakfast bar with drawers and power point, integrated dishwasher, 1 ½ bowl stainless steel sink unit, wine cooler, tiled floor, recess lighting, uPVC glass panel rear door leading to steps to rear garden.



**Cloakroom:**

Comprising wall flush w.c. with tiled wall behind, wash hand basin with tiled splashback, heated towel rail, tiled floor, extractor fan, automatic recess lighting.



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**Second Floor**

**Landing:**

With wall lighting, skylight, recess lighting.

**Bedroom (4):**

5.1m x 3.2m (16' 9" x 10' 6") with recess lighting, dimmer switch, tiled floor, access to eaves, views to Portstewart Strand Beach, Mussenden Temple and beyond to Donegal.



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**Bedroom (5):**

4.7m x 3.4m (15' 5" x 11' 2") with recess lighting, tiled floor, skylight, eaves access.



**Shower Room:**

Comprising w.c., wash hand basin set in vanity unit with tiled splashback, tiled floor, tiled shower cubicle with mains shower fitting, heated towel rail, recess lighting, extractor fan, mirror with lighting.



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### Exterior Features

The property benefits from a stoned driveway to the front. Wall enclosed to front. Paved to side with gated access to rear. Raised grass area to rear with patio accessed by steps enclosed by wall. Paved area to rear. Outside lights. Water tap to side.

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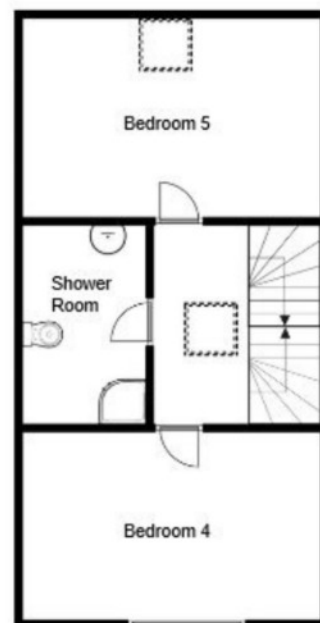
## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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#### Property Location:

On entering Portstewart along the Coleraine Road, take the first left at the Burnside Road roundabout. Then take the first right onto Prospect Road. Number 65 is situated along on the right hand side.

Tenure: Freehold  
 Year Built: 2022  
 Rates 2024 / 2025: £2,301.75



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91	<b>85</b>	<b>85</b>
<b>C</b> 69-80		
<b>D</b> 55-68		
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		
Full EPC available on request		

## OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

## WEBSITE AND E-MAIL

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

## PROPERTY REFERENCE

PST1499 13/05/25/AM

## OUR OFFICE LOCATION



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# Think

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- Critical Illness Cover
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- Buildings & Contents Cover
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