

For Sale

17 The Edgewater, Strand Road, Portstewart, BT55 7RT

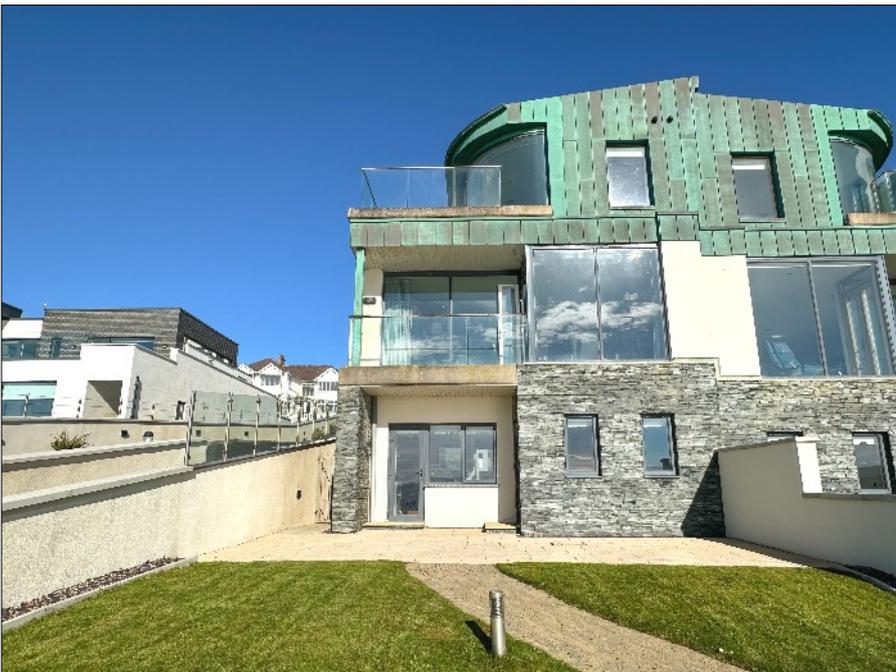
Offers Over **£1,495,000**



Property Overview

- End Townhouse - Approximately 2350 sq ft
- 4 Bedrooms, 1 Reception Room
- Gas Fired Central Heating with thermostat on each floor and water (4 zones)
- Within a few minutes walking distance of Portstewart Strand beach and Portstewart golf club with private pedestrian access onto coastal path
- Wood and aluminium double glazed windows and doors
- EPC Rating - TBC
- Uninterrupted panoramic Sea and coastline views overlooking Portstewart Strand beach, Mussenden Temple and beyond to Donegal
- Two private parking spaces
- Rates: The assessment for the year 2024/2025 is £3431.40
- Management Fee: The assessment for the year 2024 is £1114.10

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GROUND FLOOR

Open Entrance Hall:

With glass panelled front door and glass side panel, tiled floor, recess lighting, Beam vacuum point, metal railings with glass screens staircase to both levels.

Cloakroom:

Comprising wall flush w.c. with tiling behind, wash hand basin set in vanity unit with tiling behind, tiled floor, recess lighting, wall mounted radiator with towel rail, wall mounted mirror with feature circular lighting, extractor fan, built-in

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Open plan Lounge/Kitchen/Dining Area:

Lounge:

7.45m x 3.34m (24' 5" x 10' 11") with tiled floor, television point, intercom entry system, wall mounted radiator, recess lighting. Doors to:

Balcony:

With tiled base, metal railings with glass screens, outside light.

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Kitchen/Dining Area:

8.93m x 3.43m (29' 4" x 11' 3") with bank of kitchen units including larder unit with pull out drawers, concealed Zanussi washing machine, integrated Zanussi fridge / freezer, AEG oven, AEG oven with warming drawer. Large island unit with 2 sets of saucepan drawers, low level unit, waste bin unit and integrated AEG dishwasher, quartz worktop with sink unit which has a waste disposal unit and Quooker tap fitting, Airforce induction hob with extraction system, pull out power point with 2 USB points. 3 pendant light fittings over island unit, seating for 4 people at breakfast bar. Tiled floor, recess lighting, wall mounted radiators, television point.

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FIRST FLOOR

Landing:

With recess lighting, wall mounted radiator, staircase with feature low level lighting, glass panelled door leading to:

Master Bedroom Suite:

7.78m x 4.63m (25' 6" x 15' 2") with feature curved window, recess lighting, wall mounted radiator, Beam vacuum point.

Dressing Room:

With built in railing and shelving, recess lighting, power points.



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Open plan Bathroom:

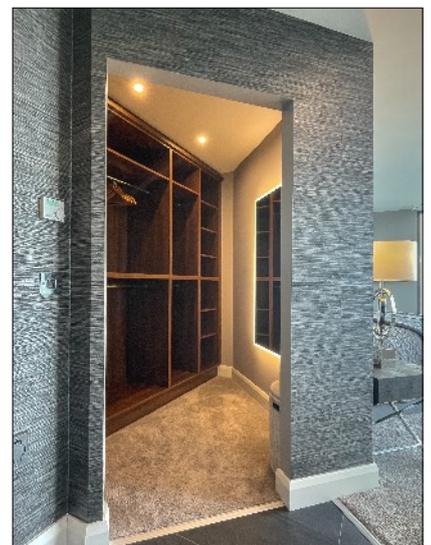
Comprising Jacuzzi bath, feature wash hand basin set in vanity unit with tiling behind, touch sensor wall mount oval mirror, tiled floor, tiled walls, tiled shower enclosure with rain fall and body mains shower fittings, extractor fan, heated towel rail, wall mounted radiator.

Separate w.c.:

Comprising wall flush w.c., wash hand basin set in vanity unit, tiled floor, recess lighting with night light, touch sensor wall mounted mirror with edge lighting, extractor fan, fully tiled walls.

Roof Terrace:

With metal railings with glass screens, exterior power points and lighting, tiled base.



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LOWER GROUND FLOOR

Hallway:

With Beam vacuum point, wall mounted radiator, storage cupboard housing pressurised heating system, recess lighting, staircase with feature low level lighting.



Bedroom 2:

4.8m x 3.37m (15' 9" x 11' 1") (including en-suite) with wall mounted headboard, recess lighting, built in sliderobes with dressing table and mirror, railings and set of drawers, wall mounted radiator, glass panelled door leading out to patio and garden area.

En-suite:

Comprising wall flush w.c., wash hand basin set in vanity unit, fully tiled walls, tiled floor, corner shower enclosure with mains shower fitting, heated towel rail, recess lighting with night light, extractor fan, mirror with edge lighting.



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Bedroom 3:

3.44m x 3.32m (11' 3" x 10' 11") with recess lighting, wall mounted radiator, glass panelled door leading out to patio and garden area.

En-suite:

Comprising wall flush w.c., wash hand basin set in vanity unit, fully tiled walls, tiled floor, shower enclosure with rain fall and body mains shower fittings, heated towel rail, recess lighting with night light, extractor fan, touch sensor mirror with edge lighting.

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Bedroom 4:

4.86m x 2.59m (15' 11" x 8' 6") with wall mounted headboard, recess lighting, built in sliderobes with dressing table and mirror, railings and set of drawers, wall mounted radiator.

En-suite:

Comprising wall flush w.c., wash hand basin set in vanity unit, fully tiled walls, tiled floor, shower enclosure with rain fall and body mains shower fittings, heated towel rail, recess lighting with night light, extractor fan, touch sensor circular mirror with inset lighting.



Utility Room:

2.09m x 1.96m (6' 10" x 6' 5") with built in storage cupboard housing Beam vacuum system and Worcester gas boiler, recess lighting, tiled floor, wall mounted radiator, glass panelled rear door, open under stairs storage.

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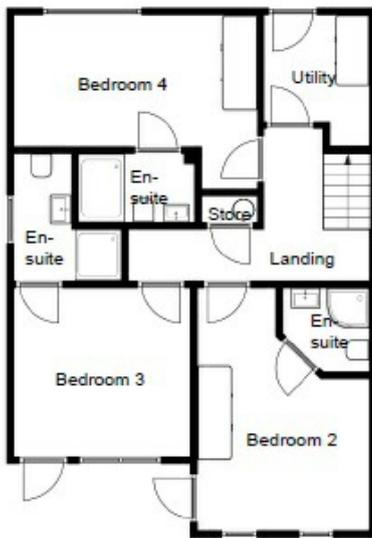
EXTERIOR FEATURES

The property is approached by remote controlled and secure gates with communal landscaped garden areas. The property benefits from two private allocated car parking spaces and garden laid in lawn to the front with garden lighting, paviour path and private gate onto the coastal path which can take you to Portstewart Strand beach or Portstewart town centre. Extensive paved patio area to the front, to enjoy the panoramic sea and coastline views.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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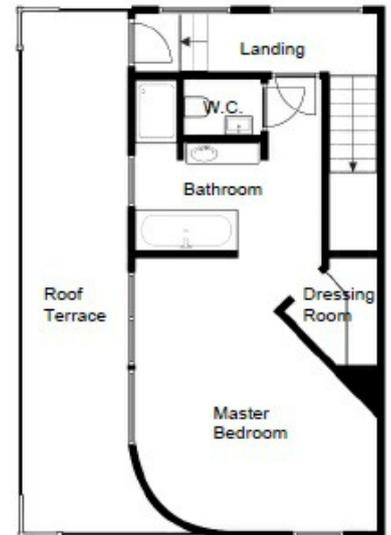
FLOOR PLANS



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

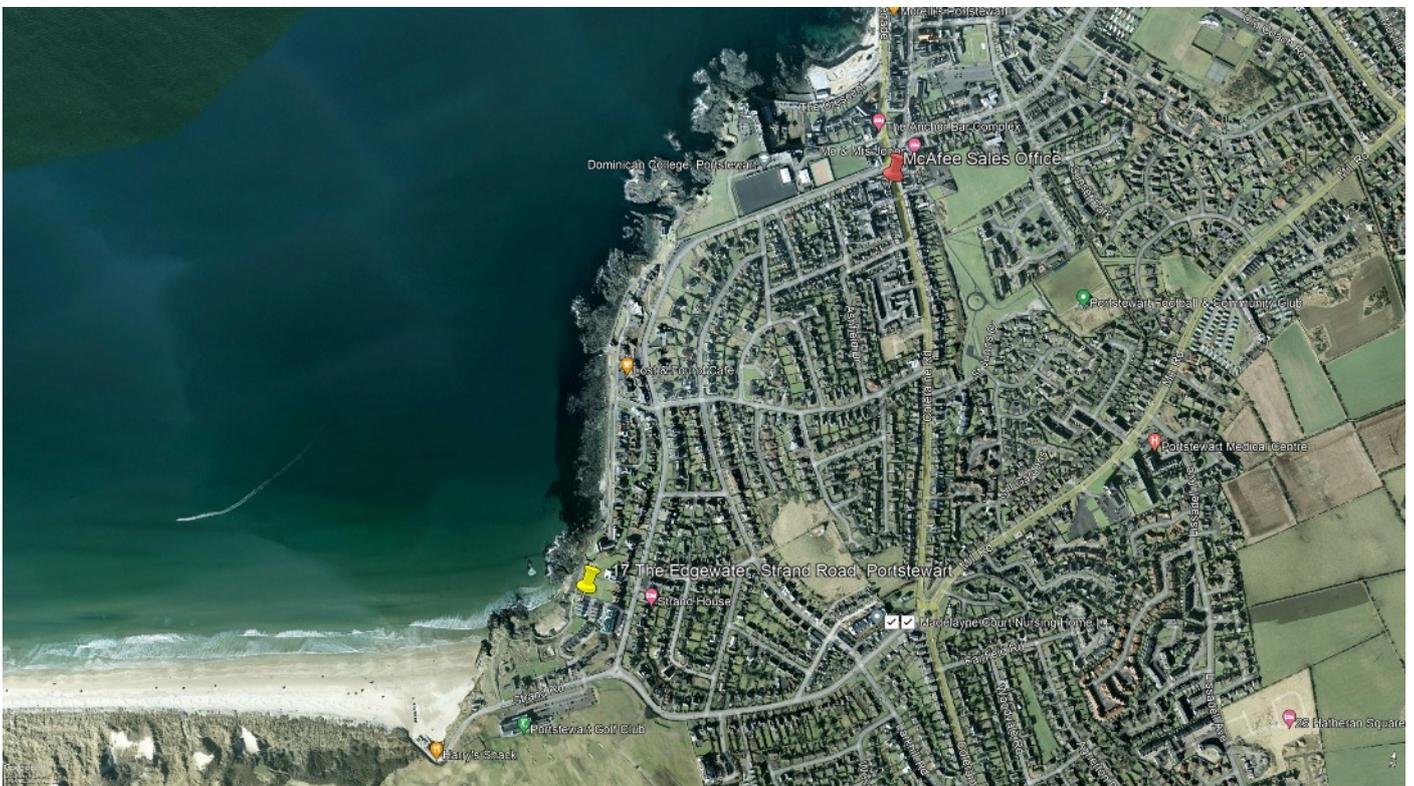
For illustrative purposes only. Not to scale.

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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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 leaving Portstewart town centre along the Strand Road, the exclusive Edgewater development is situated on the right hand side of the road just before Portstewart golf club and the Portstewart Strand beach.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

TBC

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
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1408 300522/RT
 PC 300424/MH

OUR OFFICE LOCATION



Think

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