



FLETCHER TORRENS

Property Sales and Lettings



9 Ballymacrea Road, Portrush, BT56 8NR

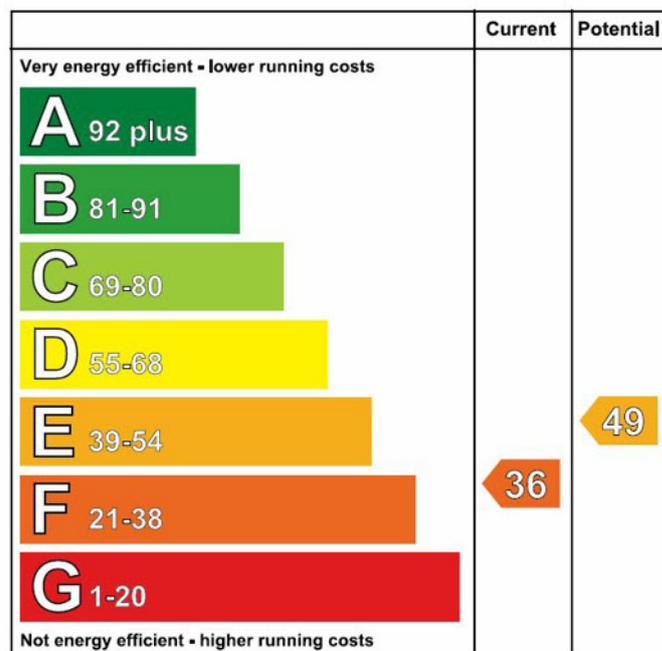
- Detached Property
- Oil Fired Central Heating
- Sea Views
- 6 Bedrooms/4 Receptions
- uPVC Double Glazing
- Ideal Family Home

OFFERS OVER £525,000

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Master Bedroom En-Suite
- Enclosed Gardens
- Well Presented Throughout
- Business Opportunity
- Rates Approx £2113 per annum



This exceptional countryside residence occupies a tranquil semi-rural site on the outskirts of the town, enjoying spectacular sea views. The property is finished to a high level of specification and retains many of its original features.

The stunning interior, which has been thoughtfully designed to suit family living, includes up to 6 bedrooms/4 receptions, and offers bright and spacious living accommodation throughout. In fact, the property is currently being run as a very successful B&B making it extremely versatile, either as an ideal business opportunity, or as a beautiful family residence.

The property sits on a large private elevated site with landscaped gardens to the front and rear, offering a perfect haven to sit and relax and enjoy the magnificent views over Portrush, the coast, and the Donegal Headlands.

The North Coast offers a range of outdoor activities from excellent surfing, magnificent coastal and forest walks, and first class golf courses. There is an abundance of historic sites and tourist attractions to visit, including the world famous Giant's Causeway, Bushmills' Distillery and Dunluce Castle, just to mention a few, all within a short distance from the property.

Each year, there are many events taking place all over the North Coast including the North West 200 Race Week, Portrush Raft Race, Air Waves Portrush, and the Red Sails Festival, all for you to enjoy on your own doorstep, and of course, the famous Royal Portrush Golf Club which hosted The Open in July 2019.

Located at the gateway to the stunning North Antrim coastline, and less than a mile from the seaside resort of Portrush, this outstanding property offers rural living in a stylish home.

We recommend early internal viewing to really appreciate everything this excellent home has to offer.

ACCOMMODATION

ENTRANCE LEVEL

PORCH

Tiled flooring, power points.

OPEN PLAN HALLWAY & DINING AREA (20'6" x 17'5")(6.24m x 5.31m)

Carpet, power points, telephone point, understair storage, alarm panel, wall lights.

FRONT LIVING ROOM (13'8" x 21'4")(4.17m x 6.51m)

Carpet, power points, woodburner with tiled hearth and marble surround, power points, blinds.

SHOWER ROOM

Tiled flooring, WC, wall mounted basin, fully tiled corner shower cubicle, blind.

LIME TREE ROOM (17'1" x 11'9")(5.21m x 3.59m)

Carpet, power points, TV point.

CONSERVATORY (19'6" x 12'0")(5.95m x 3.67m)

Tiled flooring, power points, wall lights, patio doors leading to rear.

KITCHEN (11'9" x 23'6")(3.58m x 7.17m)

Tiled flooring, eye and low level units, display cabinets, tiled to base of eye level units, Rayburn cooker, integrated double eye level oven, Belfast sink, plumbed for dishwasher, granite work tops, power points, blinds.

UTILITY ROOM (8'1" x 6'5")(2.47m x 1.96m)

Tiled flooring, low level units, stainless steel sink unit, plumbed for washing machine, space for dryer, recess lighting, Velux window, access to attic.

BEDROOM 1 (12'10" x 7'10")(3.90m x 2.39m)

Carpet, power points, telephone point.

OFFICE (8'9" x 14'9")(2.67m x 4.50m)

Carpet, power points, telephone point, Velux window, blinds.

















FIRST FLOOR

BEDROOM 2 "SUNDEW" (13'10" x 15'0")(4.21m x 4.58m)

Carpet, power points, TV point, curtains.

BEDROOM 3 "FORGET ME NOT" (15'3" x 13'7")(4.66m x 4.13m)

Carpet, power points, TV point, curtains.

BEDROOM 3 EN-SUITE (12'6" x 6'8")(3.82m x 2.03m)

Carpet, vanity wash hand basin with storage, fully tiled shower cubicle.

SEPARATE WC

Carpet, WC.

BEDROOM 4 "GARDEN VIEW" (17'2" x 11'7")(5.24m x 3.54m)

Carpet, power points, built-in wardrobes, curtains.

BEDROOM 5 (9'3" x 11'8")(2.82m x 3.56m)

Carpet, power points, built-in wardrobes, curtains.

BATHROOM (8'4" x 7'8")(2.55m x 2.34m)

Vinyl flooring, jacuzzi bath with shower attachments, WC, pedestal basin, fully tiled corner shower, shaver point, mirror.











EXTERIOR

DETACHED GARAGE (22'11" x 13'1") (6.98m x 4.00m)

Roller door, side door, power points, strip lighting.

FRONT

Enclosed gardens with paved driveway, mature hedges and shrubs.

REAR

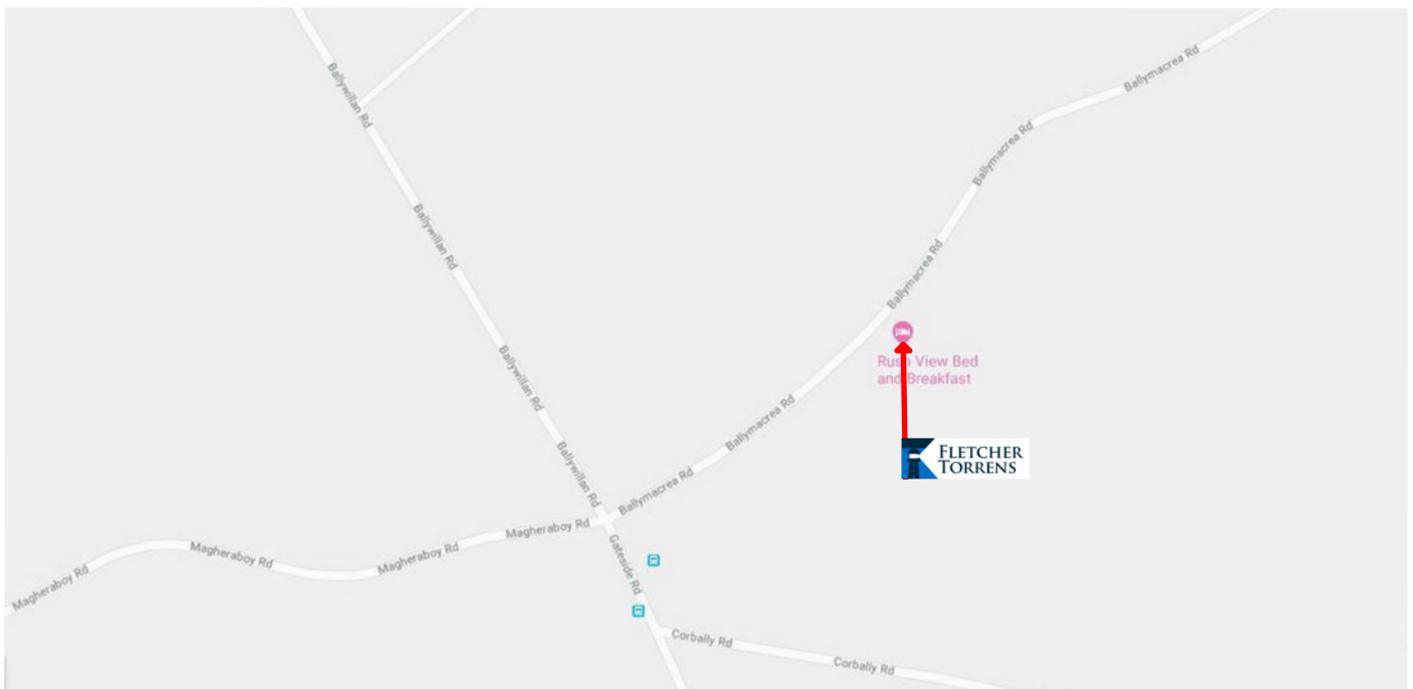
Paved patio area, boiler house, outside tap.











DIRECTIONS

Leaving Portrush on the Ballywillan Road, travel approx 1.5km then turn left onto the Ballymacrea Road and No. 9 is situated on the right hand side

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00
Saturday	10:00 - 14:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

