

106 DUNLUCE ROAD,  
PORTRUSH, BT56 8NB



TEMPLETON  
ROBINSON





PRICE: OFFERS OVER £995,000



Situated within five acres of gardens and mature meadow land with a host of wildlife, this outstanding property enjoys exceptional views over Royal Portrush Golf Club, The Skerries, Donegal, and on a clear day the Isle of Islay. This setting will have wide ranging appeal.

A tarmac drive leads to the property where ample parking areas are provided to the front and rear. The integration of both imported and local basalt with standard building materials of the day exudes craftsmanship of the highest order.

It is only on a close inspection will prospective purchasers fully appreciate the style, character and location of this wonderful home.





- A magnificent detached family home on an exceptional site

- Outstanding location and views to Donegal and North Antrim Coast • Overlooking Royal Portrush Golf Club • Situated within 5 acres of gardens and mature natural meadow

- Drawing Room, Dining Hall, Sun Room, exceptional Kitchen with Living and Dining Area, separate Utility Room • Ground floor entertainment system • Ground and 1st floor underfloor heating • Stairs and 1st floor Junckers light oak flooring • 4 Superb Bedrooms (2 with Ensuite Shower Rooms)
- Large walk-in hotpress. Slingsby ladder to roof space • Walnut cladded doors throughout
- Double glazed American oak/aluminium windows • Family bathroom and 2 ground floor facilities

- 2 sealed floor garage units, tarmac drive from laneway off Dunluce Road









The Property Comprises:

### Ground Floor

RECEPTION/DINING HALL: 20' 3" x 19' 7" (6.17m x 5.97m) Superb polished limestone tiled floor, double doors with leaded glass inset to drawing room, cloaks area with entertainment hub, understairs cupboard for underfloor central heating, 2 Bose ceiling speakers.

### SEPARATE WC:

DRAWING ROOM: 19' 1" x 18' 0" (5.82m x 5.49m) Gas stove, cinema, limestone tiled floor, beamed ceiling, 4 Bose surround sound wall speakers and sub-woofer.

BEDROOM SUITE: 16' 4" x 15' 0" (4.98m x 4.57m)

ENSUITE SHOWER ROOM: Philippe Starck thermostatically controlled pressurised shower unit and taps, low flush wc, bidet, heated towel rail style radiator, vanity unit with wash hand basin, tiled floor.

MAGNIFICENT MODERN KITCHEN AREA WITH BREAKFAST AREA & CASUAL SITTING AREA: 25' 3" x 19' 6" (7.7m x 5.94m)

Exceptional range of kitchen units (by Robinson Interiors), composite work surfaces, single stainless steel Franke sink with triflow mixer tap and plumbed for dishwasher. Gaggenau cooking unit with ceramic hob, two gas rings and steam unit, Miele warming drawer and integrated fridge. Island unit with oven housing, waste bin, stainless steel single bowl sink with mixer tap and insinkerator. Ceramic tiled floor. Stanley multifuel stove. Low voltage spotlights. 2 Bose wall speakers. Access door to sun room and additional access to rear hallway and utility room/garages.

SUN ROOM: 14' 0" x 12' 7" (4.27m x 3.84m) Glass walled with westerly facing aspect, underfloor and trench heating, air conditioning and Amtico flooring.

REAR PORCH: Storage cupboards.

SEPARATE WC: Low flush wc, wash hand basin.

UTILITY ROOM: 17' 0" x 7' 0" (5.18m x 2.13m) Range of built-in units, twin Belfast Sink unit with mixer taps, ceramic tiled floor. Slingsby ladder to loft. Access door to garage.

### First Floor

BEDROOM (2): 16' 0" x 10' 5" (4.88m x 3.18m)

ENSUITE SHOWER ROOM: Philippe Starck thermostatically controlled pressurised shower unit and taps, wash hand basin in vanity unit, low flush wc, glass block wall.

BEDROOM (3): 12' 4" x 12' 0" (3.76m x 3.66m)

BEDROOM (4): 12' 1" x 9' 1" (3.68m x 2.77m)

MAIN FAMILY BATHROOM: Range of Villeroy and Boch bathroom fittings, superb freestanding bath with mixer tap and telephone hand shower attachment, low flush wc, heated towel rail style radiator. Corner shower.





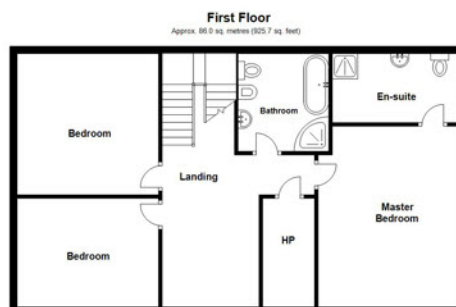
## OUTSIDE

Superb gardens to front and rear of property in landscaped areas of stone chippings with brosalt borders. Extensive meadow land area which have taken 10 years to develop, and an enclosed brick pavior courtyard area to the rear. Magnificent views over Portrush Golf Club to the sea and Donegal on the horizon.







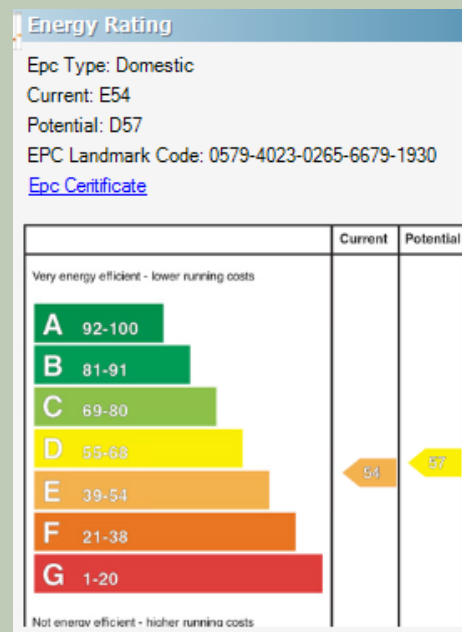


Total area: approx. 374.7 sq. metres (4032.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

## LOCATION:

Dunluce Road heading out of Portrush past Royal Portrush Golf Course Club on right hand side before Royal Court House.



Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

North Down - 028 90 42 4747

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With You Every Step of the Way

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