



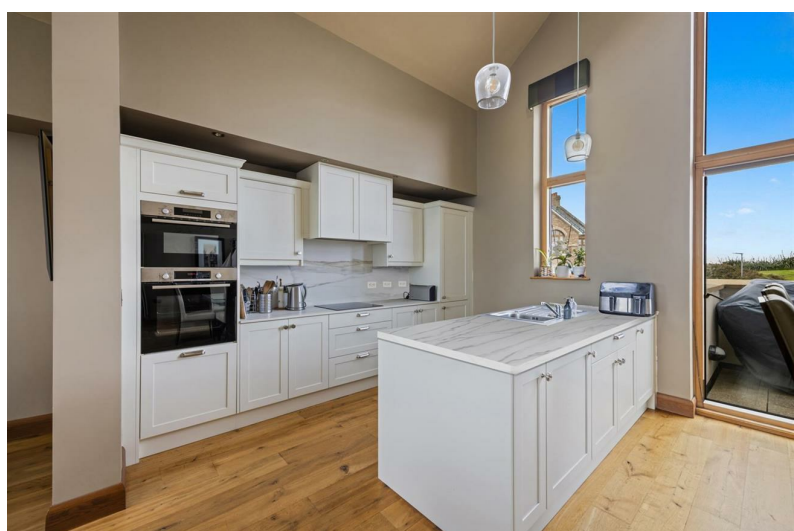
## 5 Harbour View, Dhu Varren, Portrush, BT56 8QL

- Contemporary Coastal Home
- Four Bedrooms; Principal With En Suite
- Luxury Fitted Kitchen; Two Private Balconies
- Utility Room; Oil Heating; Double Glazing
- Low Maintenance Gardens Front & Rear

- Multi Level Sea, Beach & Harbour Views
- Open Plan Living / Kitchen / Dining
- Deluxe Family Bathroom; Guest Shower Room
- Private Driveway; Bay Parking To Rear; Garage
- Convenient Location; Immaculately Presented

Offers Over £950,000

EPC Rating C



## 5 Harbour View, Portrush, BT56 8QL



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Solid wood, front entrance door with double glazed side screen. Solid wood flooring. Stairwell leading to first floor. Twin built in storage cupboards with integrated shelving and sensor lighting. Access to shelved hot press with pressurised water tank and light. Access into utility room and integral garage. Recessed spotlights.

#### BEDROOM 4 17'10" x 10'10" (wps)

Picture window to rear elevation.

#### FULLY TILED DELUXE FAMILY BATHROOM 11'8" x 9'1" (wps)

Contemporary, four piece suite comprising bath with polished granite surround and timber panelling, separate shower enclosure with thermostat controlled shower unit, vanity unit with wash hand basin, and concealed cistern WC. Mixer tap and shower attachment over bath. Chrome towel radiator. Recessed spotlights.

#### UTILITY ROOM 10'4" x 8'11"

Range of high and low level storage units with contrasting quartz work surface area and matching upstands. Inlaid stainless steel sink unit with mixer tap over. Solid wood flooring. Plumbed for automatic washing machine. Space for tumble dryer. Solid wood rear door with double glazed side screen.

### FIRST FLOOR

#### LANDING

Solid wood flooring. Stairwell leading to second floor. Recessed spotlights. Built in shelved store.



### PRINCIPAL BEDROOM 15'7" x 12'11"

Feature corner window enjoying elevated views towards West Strand beach and Portrush Harbour. Recessed speaker system to ceiling. Open to:

### WALK IN WARDROBE 5'7" x 3'6" (plus robes)

Range of fitted wardrobes with integrated drawers, shelving and hanging space. Recessed spotlights. Access into:

### DELUXE FULLY TILED EN SUITE SHOWER ROOM 10'1" x 6'7"

Contemporary, four piece suite comprising oversized shower enclosure, vanity unit with twin wash hand basins and granite surround, and concealed cistern WC. Chrome towel radiator. Recessed spotlights. Shaver point.

### BEDROOM 2 13'6" x 10'11"

Picture window to rear elevation. Recessed speaker system to ceiling.

### BEDROOM 3 12'8" x 8'11"

Picture window to rear elevation. Recessed speaker system to ceiling..

### DELUXE FULLY TILED SHOWER ROOM 8'3" x 6'7"

Contemporary, three piece suite comprising oversized shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled shower unit. Chrome towel radiator. Recessed spotlights.

## SECOND FLOOR

### OPEN PLAN LIVING / KITCHEN / DINING 34'10" x 23'0" (wps)

Spacious open plan encompassing vaulted ceilings and access to separate private balconies, front and rear.

### KITCHEN AND DINING AREA

Luxury fitted kitchen with range of high and low level storage units with complementary quartz work surface and matching splashback. Inlaid stainless steel sink unit with mixer tap over. Integrated four ring, touch screen hob with extractor canopy over. Integrated eye level oven, microwave oven, fridge freezer, and dishwasher. Solid wood flooring, continuing through lounge. Aluminium framed, double glazed sliding patio door leading to rear private balcony area.

### LOUNGE

Feature floor to ceiling, aluminium framed, double glazed windows with matching sliding patio door leading to private balcony area to front enjoying elevated views towards Portrush Harbour and West Strand beach. Multi fuel burning stove set on slate hearth. Solid wood flooring. Media recess and aerial points for flat screen TV. Recessed spotlights Cathedral style vertical radiators. Intercom phone handset for electric gates to driveway.

### EXTERNAL

Stone pillars with power operated, cast iron gates leading to generous sized private driveway area finished in tarmac.

Front garden finished in raised lawn and shrub beds, and paved patio area.

External lighting to driveway and house.

Feature stone cladding to front of house.

Paved patio pathway to side, leading to rear garden and further parking area.

Low maintenance rear garden finished in paved patio.

Purpose built store with adjoining boiler room, and oil tank storage room.

Stairwell leading to further parking area to rear, finished in tarmac.

Outside tap.

### INTEGRAL GARAGE 17'9" x 12'11"

Power operated, roller shutter door accessed from private driveway. Separate service door to entrance hall. Light, power and partitioned storage to rear.

### IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





Elevate everyday living in this contemporary coastal home designed to maximize impressive sea views.

This stunning property benefits from warm wood tones, cozy nautical touches, and private balconies, balanced with a thoughtfully designed layout to provide both privacy and communal living spaces, with minimalist aesthetic to ensure the ocean remains the breathtaking focal point.

Situated in a desirable and convenient location, 5 Harbour View offers easy access to the stunning beaches and vibrant local amenities that Portrush is renowned for. Whether you are looking to enjoy leisurely walks along the shore or explore the charming shops and eateries nearby, this property provides the perfect base for a coastal lifestyle.

Finished to an exacting standard throughout, the property comprises a top floor open plan living / kitchen / dining with private front and rear balconies, separate utility room, four generously proportioned bedrooms to include principal suite open to walk in wardrobe and en suite shower room, deluxe family bathroom, and separate guest shower room.

Externally, the property boasts stone pillars with power operated, cast iron gates leading to a generous sized private driveway area, integral garage, front garden finished in raised lawn, shrub beds, and paved patio area, low maintenance rear garden finished in paved patio with purpose built store, and an additional parking area to the rear.



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 78        |
| (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 |           |

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