



97 Gateside Road, Portrush, BT56 8NP

- Impressive Family Sized Detached
- Kitchen With Informal Dining Area
- Two Family Bathrooms
- Oil Heating (smart system); PVC Double Glazing
- Fully Landscaped Site; Views Towards Portrush and Donegal Headlands
- Five Bedroom; Three+ Reception
- Utility Room
- Three En Suite Shower Rooms
- Private Driveway; Double Garage
- Walking Distance To Portrush Town

Offers Over £695,000

EPC Rating E



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

DINING ROOM 23'8" x 15'5" (wps)

Return stairwell leading to first floor. Wood stain effect tiled flooring. Double glazed bi-folding doors leading to rear gardens. Built in stores. Glazed double doors leading into:

LOUNGE 18'10" x 18'0" (wps)

Focal point, decorative gas fire. Picture window to front elevation enjoying elevated rural and coastal views towards Portrush and Donegal headlands. Recessed spotlights.

KITCHEN 18'11" x 12'2" (wps)

Luxury fitted kitchen with range of two tone high and low level storage units and quartz work surface. Matching upstands and splashbacks. Inlaid stainless steel sink unit with mixer tap over. Integrated four ring touch screen hob with oversized extractor canopy over. Eye level, twin ovens. Integrated, larder style fridge, dishwasher and recycling drawer unit. Tiled floor. Recessed spotlights. PVC double glazed windows with private aspects overlooking rear garden. Access into utility room. Open arch into:

SUN LOUNGE 16'10" x 15'9"

Dual aspect windows with low drop window to front enjoying elevated rural and coastal views towards Portrush and Donegal headlands. Recessed spotlights. PVC double glazed French patio doors leading to driveway. Built in store with heating controls.

UTILITY ROOM 8'7" x 6'4"

Melamine work surface area with matching upstands. Space and plumbing for under counter appliances. Tile effect laminate floor covering.



REAR HALL

Tile effect laminate floor covering. Open access into further utility recess with melamine work surface area. Plumbed and space for washing machine. Light, power and windows. PVC double glazed rear door.

BEDROOM 4 14'9" x 11'4"

Picture window to first floor enjoying rural and coastal views towards Portrush and Donegal headlands.

WALK IN WARDROBE 9'2" x 6'10"

Light, radiator and window.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Floor to ceiling tiled splashback to sink. Tiled floor. Heated towel radiator. Recessed spotlights.

BEDROOM 5 10'9" x 9'8"

Picture window to first floor enjoying rural and coastal views towards Portrush and Donegal headlands.

FAMILY BATHROOM 10'0" x 9'2" (wps)

White, three piece suite comprising panelled bath with central mounted taps and shower attachment over, vanity unit with wash hand basin and WC. Splashback tiling to bath and sink. Tiled floor. Recessed spotlights.

FIRST FLOOR

GALLERY STYLE LANDING

Dual aspect windows with front elevation enjoying elevated rural and coastal views towards Portrush and Donegal headlands. Recessed spotlights. Recess for office/study area. Walk in hot press with shelving and pressurised water tank.

PRINCIPAL BEDROOM 23'8" x 15'10"

Dual aspect windows with feature vaulted windows to front enjoying elevated rural and coastal views towards Portrush and Donegal headlands. Recessed spotlights.

WALK IN WARDROBE 12'5" x 8'2"

Light, power, radiators and windows. Access to roof space via slingsby style ladder.

FULLY TILED EN SUITE SHOWER ROOM 9'1" x 8'11"

White, three piece suite comprising oversized shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled shower unit with drench shower head over. Chrome towel radiator. Recessed spotlights.

GUEST BEDROOM 13'1" x 11'4"

Dual aspect windows.

WALK IN WARDROBE 9'8" x 4'4"

Light, radiator, integrated hanging space, Velux windows and access to eaves storage.

EN SUITE SHOWER ROOM 9'8" x 3'8" (wps)

White, three piece suite comprising fully tiled shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled shower unit. Chrome towel radiator. Part tiled walls. Tiled floor.

BEDROOM 3 15'6" x 12'5"

PVC double glazed window enjoying elevated rural and coastal views towards Portrush and Donegal headlands. Recessed spotlights.

FAMILY BATHROOM 9'0" x 8'11"

White, two piece suite comprising oval shaped bath with central wall mounted mixer tap and shower attachment, separate shower enclosure, vanity unit with wash hand basin and WC. Thermostat controlled shower unit with drench shower head over. Chrome towel radiator. Recessed spotlights.

EXTERNAL

Generous sized private driveway finished in tarmac and brick pavior, accessed via shared concrete laneway with one other house only.

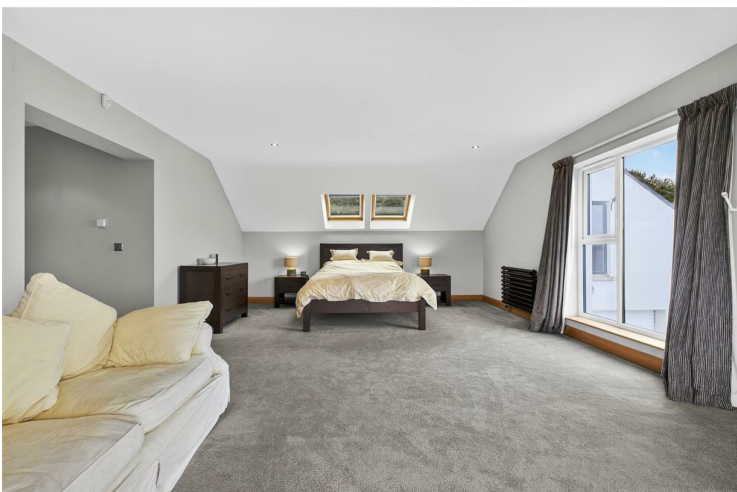
Front garden finished in lawn, decorative stone and range of shrubbery.

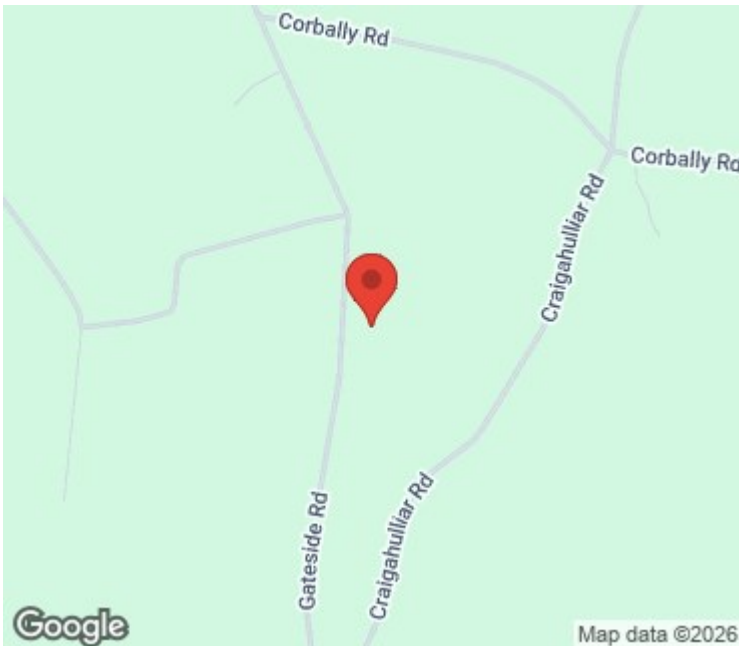
External lighting.

Fully enclosed private rear garden finished in lawn, paved patio area, and range of plants, trees and shrubbery.

PVC oil storage tank.

Outside tap.





LARGE MATCHING DETACHED GARAGE 19'8" x 18'1"

Power operated, remote controlled roller shutter door from driveway. Light and power. Open access to store room. Oil fired central heating boiler. Open arch to rear hall area with PVC service door accessed from rear garden and stairwell leading to first floor.

FIRST FLOOR

GAMES ROOM / ANCILLARY ACCOMMODATION 23'1" x 19'9" (wps)

Dual aspect windows with PVC double glazed window to front elevation enjoying elevated rural and coastal views towards Portrush and Donegal headlands. Concrete bison slabs.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Impressive, five bedroom/three+ reception, detached home with matching detached double garage, occupying a private, elevated site, enjoying rural views towards Portrush and Donegal headlands, conveniently situated within walking distance to Portrush town.

The property comprises entrance hall, dining room, lounge, family room, kitchen with informal dining area, utility room, five well-proportioned bedrooms, to include three with en suite shower rooms and walk in wardrobes, and two separate family bathrooms.

Externally, the property enjoys generous sized private driveway, matching detached double garage with large floored roof space area (suited for conversion subject to necessary checks and approval), and gardens to front, side and rear.

Other attributes include oil heating, smart heating system, and PVC double glazing.

Early interest highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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