



**STRAND HOUSE**  
Modern Coastal Living

*Strand Road, Portstewart*





*Please Note: Computer Generate Images (CGIs) are for illustration purposes and general guidance only.*



## **Your Coastal Retreat in Portstewart.**

Nestled along the breath-taking Causeway Coast, Strand House presents an exclusive opportunity to embrace modern coastal living on the greatly sought after Strand Road, Portstewart. Formerly a charming B&B, this newly converted residence now offers two luxurious apartments, blending contemporary design with the serene beauty of seaside living.

Each apartment at Strand House exudes sophistication and comfort. Designed with an eye for detail, these modern retreats feature spacious layouts, stylish finishes, and an abundance of natural light. From the open-plan living areas to the meticulously crafted kitchens and spacious bedrooms, every element has been carefully curated to provide an unparalleled living experience.

Situated at 105 Strand Road, residents of Strand House enjoy easy access to all the delights of this charming seaside town. Situated only a stone's throw away from the picturesque Portstewart Strand and Golf Club as well as an array of restaurants, shops and idyllic coastal walks.

Portstewart offers a unique blend of natural beauty, community spirit, and modern amenities. Whether you're seeking a permanent residence or a seasonal getaway, these apartments provide the perfect setting to enjoy the best that the North Coast has to offer.



*“Live in the sunshine, swim  
the sea, drink the wild air.”*

*— Ralph Waldo Emerson*



*Wild Atlantic Way*

# *Discover the timeless charm of Portstewart, where coastal beauty meets vibrant community, perfect for your next chapter.*

These luxury apartments boast spacious layouts with stylish finishes and provides a comfortable retreat where residents can unwind and embrace the coastal lifestyle. Beyond the doorstep, residents will find themselves immersed in the vibrant community of Portstewart. From quaint cafes and boutique shops to scenic coastal walks, there's always something to explore and enjoy.

The town's rich history and cultural heritage add to its allure, creating a unique atmosphere that enchants both locals and visitors alike. Portstewart's idyllic location also offers easy access to a wealth of outdoor activities. Whether it's surfing along the rugged coastline, teeing off at world-class golf courses, or exploring Mussenden Temple at Downhill Beach, there's no shortage of adventures to be had.

For those seeking a balance between relaxation and recreation, Portstewart provides the perfect setting to indulge in both. With its blend of natural beauty, community spirit, and recreational opportunities, Portstewart truly embodies the essence of coastal living.

Our new apartments offer a prime opportunity to become part of this vibrant community and experience the best that Portstewart has to offer



*The Harbour, Portstewart*



*Portstewart Strand*



*Mussenden Temple, Downhill Beach*



Please Note: Computer Generate Images (CGIs) are for illustration purposes and general guidance only.

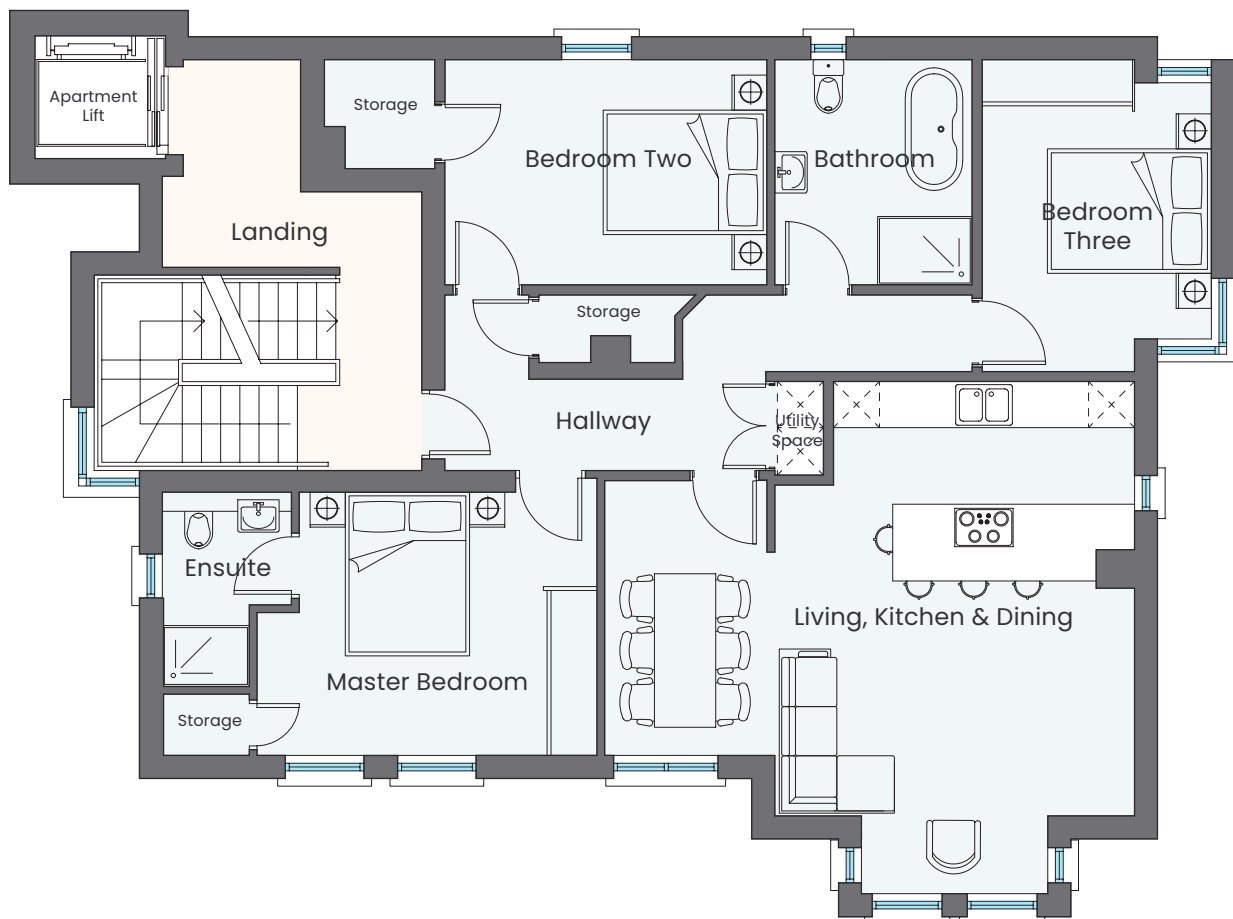
# APARTMENT TWO

## Three Bedroom Apartment

**Total Floor Area: 1138 sq.ft**

*Floor plans shown are not to scale, measurements are approximate and for general guidance only.*

Living, Kitchen & Dining	6.9m x 6.67m
Bathroom	2.93m x 2.57m
Master Bedroom	4.43m x 3.43m
Ensuite	2.53m x 1.68m
Bedroom Two	4.19m x 2.93m
Bedroom Three	4.06m x 2.98m





Please Note: Computer Generate Images (CGIs) are for illustration purposes and general guidance only.



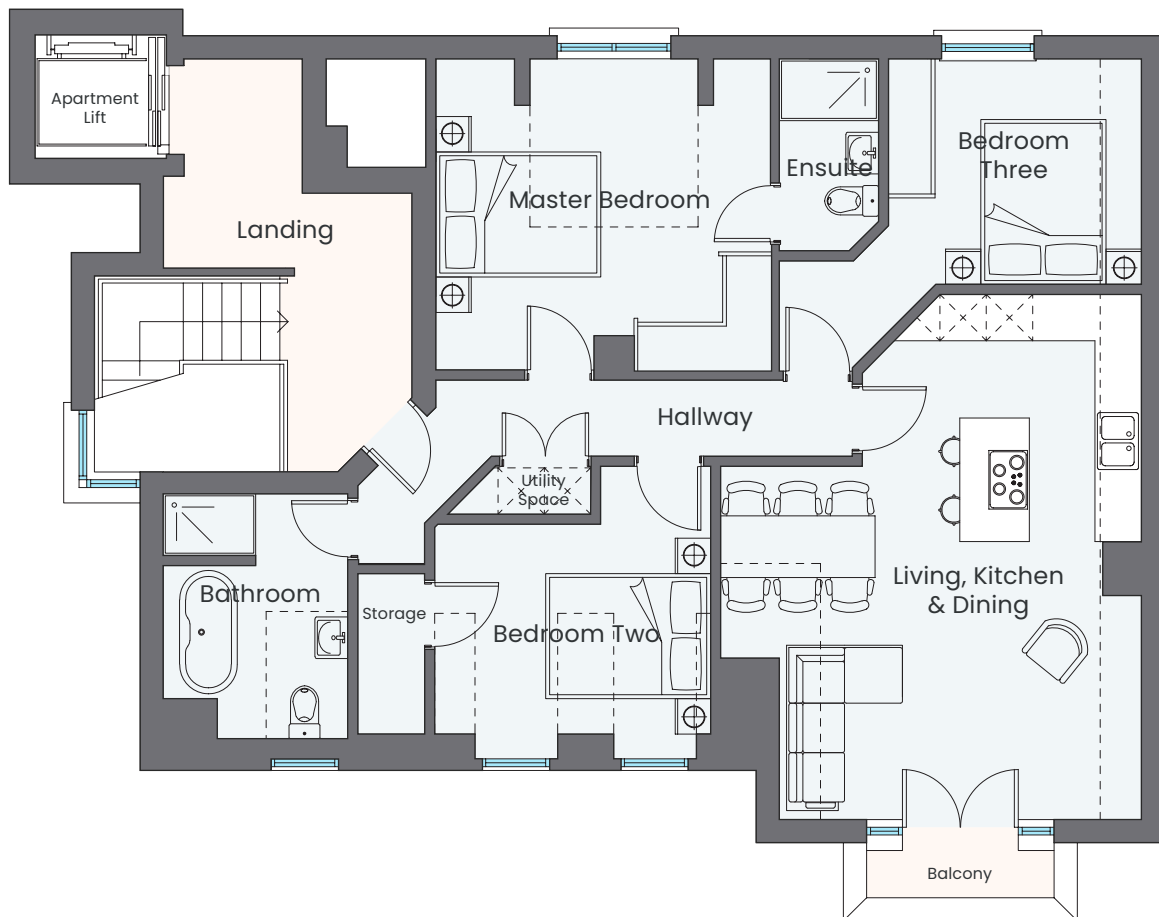
# APARTMENT THREE

## Three Bedroom Apartment

**Total Floor Area: 1041 sq.ft**

*Floor plans shown are not to scale, measurements are approximate and for general guidance only.*

Living, Kitchen & Dining	6.8m x 5.44m
Bathroom	3.43m x 2.38m
Master Bedroom	4.34m x 4.03m
Ensuite	2.48m x 1.28m
Bedroom Two	3.58m x 3.04m
Bedroom Three	3.27m x 2.92m





## *The Details That Make a House a Home.*

### **General Specification**

- High Specification 3 bedroom apartments located on the much sought after Strand Road, Portstewart.
- Ensuite to Master Bedroom.
- Solid core internal doors & high quality ironmongery.
- Painted contemporary MDF skirting & architrave.
- Open plan Kitchen, Dining, Living.
- Elevator to each apartment

### **Plumbing & Heating**

- Gas fired central heating.
- High efficiency, low emission boiler.
- Thermostatic showers to bathroom & ensuite.
- Underfloor heating integrated with smart phone control.

### **Kitchen**

- Beautifully designed contemporary kitchens with choice of kitchen door, worktop (with upstands) and door handles.
- High quality appliances to include; integrated oven, microwave, hob, fridge/freezer and dishwasher.
- Wiring for feature lighting to kitchen

### **Bathroom & Ensuite**

- Premium quality sanitary ware to bathroom, ensuite and WC.
- Vanity unit to bathroom and ensuite.
- Heated towel rail to main bathroom & ensuite
- Slimline shower trays to bathroom & ensuite.
- Chrome fittings to showers and taps.

### **Electrical**

- Generous supply of power sockets.
- 100% low energy fittings throughout.
- Recessed lighting to kitchen, living area, bathroom and hallways.
- TV points to all bedrooms.
- Mains operated smoke alarm and carbon monoxide detector.

### **A choice of the following:**

- Floor tiles to hallways, kitchen, living, dining, bathroom & ensuite.
- Carpet to bedrooms.
- Paint colour to all walls and woodwork.
- Partial wall tiling to bathrooms & ensuite.

### **External**

- Two allocated parking spaces per apartment.
- Secure access to shared lobby and elevator.
- Private rear patio area to each apartment.

### **Warranty**

- PRH Construction (NI) Limited is an NHBC A1 registered builder and each beautiful home comes with a 10 year structural warranty.



## ***Building Quality Homes Since 1982***

We're a family-run business committed to designing and building homes that meet the highest industry standards. Our passion for excellence drives us to oversee every aspect of the build, from selecting and purchasing the perfect site to providing industry-leading after-sales care. This meticulous, hands-on approach ensures that our developments are not only hassle-free but also equipped with the highest specification finishes from the moment you move in.

At PRH, we believe that true quality is achieved through attention to detail. That's why we are deeply involved in every phase of the construction process, ensuring that each home is crafted with care and precision. Our team of skilled professionals works tirelessly to incorporate the latest innovations and sustainable practices into our designs, making our homes not just beautiful but also environmentally responsible.

Having been in business since 1982, we have built a legacy of trust and reliability. Our long-standing commitment to quality and customer satisfaction has allowed us to create homes that not only meet but exceed our clients' expectations. As a testament to our enduring dedication, our properties are designed to stand the test of time, offering comfort, durability, and timeless elegance.

At PRH, we don't just build houses; we create homes that become cherished spaces for families to grow and thrive.





T: 028 2582 2232  
E: [ashlee@prhconstruction.co.uk](mailto:ashlee@prhconstruction.co.uk)  
W: [www.prhresidential.co.uk](http://www.prhresidential.co.uk)



# STRAND HOUSE

## Modern Coastal Living

*Strand Road, Portstewart*

DISCLAIMER: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty.

GENERAL NOTE: Furniture shown for indicative purposes but not included.

GRAPHIC DESIGN & CGIS: [www.axiscreative.co.uk](http://www.axiscreative.co.uk)