



# NINETY SEVEN

COLERAINE ROAD, PORTRUSH





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

## Luxury Coastal Living

These two stunning 5 bedroom homes are located on the much sought after Coleraine Road, Portrush and are just short stroll to all the local shops, bars and restaurants. With two beautiful beaches on offer as well as an array of entertainment facilities for all ages these homes are perfect for couples and families alike.

From watching the sunrise to coastal walks together with the luxurious internal finishes, these beautiful homes have everything to meet the expectations of the discerning homebuyer.

PRH Construction (NI) Limited have lived up to their enviable reputation for exceptional quality and craftsmanship in our luxury turnkey properties.

97 Coleraine Road, Portrush







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

## Five Bedroom Detached Home

Total Floor Area: 2162 sq.ft

# HOUSE TYPE A

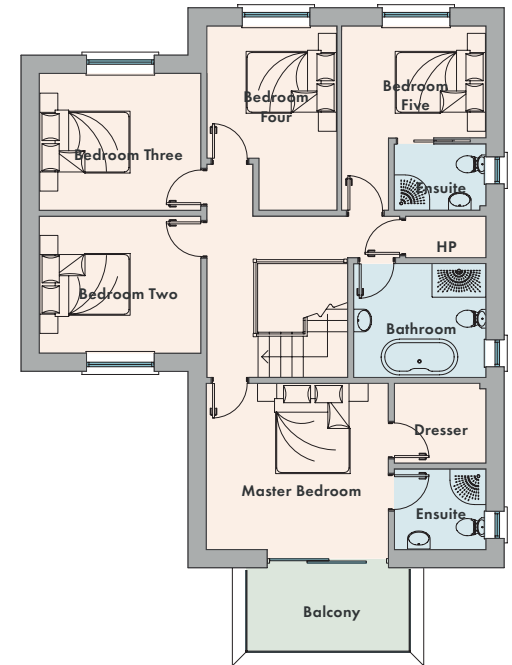
## Ground Floor

Entrance Hall	2.52m x 5.82m
Lounge	5.77m x 6.17m
Kitchen / Dining / Living	5.33m x 9.87m
Utility	1.77m x 3.77m
WC	1.02m x 2.52m



## First Floor

Master Bedroom	3.67m x 4.02m
Ensuite	1.77m x 2.02m
Dresser	1.77m x 2.02m
Bathroom	2.52m x 2.92m
Bedroom Two	3.02m x 3.57m
Bedroom Three	3.02m x 3.57m
Bedroom Four	2.87m x 4.07m
Bedroom Five	3.17m x 4.07m
Ensuite	1.47m x 2.02m



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







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

## Five Bedroom Detached Home

Total Floor Area: 2030 sq.ft

# HOUSE TYPE B

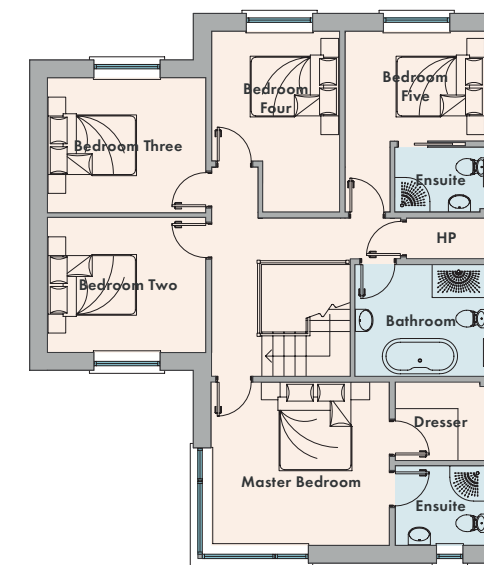
## Ground Floor

Entrance Hall	2.52m x 5.82m
Lounge	3.67m x 6.17m
Kitchen / Dining / Living	5.33m x 9.87m
Utility	1.77m x 3.77m
WC	1.02m x 2.52m



## First Floor

Master Bedroom	3.67m x 4.02m
Ensuite	1.77m x 2.02m
Dresser	1.77m x 2.02m
Bathroom	2.52m x 2.92m
Bedroom Two	3.02m x 3.57m
Bedroom Three	3.02m x 3.57m
Bedroom Four	2.87m x 4.07m
Bedroom Five	3.17m x 4.07m
Ensuite	1.47m x 2.02m



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





# Location Map

97 Coleraine Road, Portrush.



# Site Map

97 Coleraine Road, Portrush.





# The Little Details That Make A Home Special

## General Specification

- High Specification 5 bedroom detached property located on the much sought after Coleraine Road, Portrush.
- Ensuite to Master bedroom and optional additional ensuite to bedroom 5.
- Solid core internal doors and ironmongery.
- Painted contemporary MDF skirting and architrave.
- Expansive open plan Kitchen / Dining area.
- Highly efficient Triple Glazed Windows and Doors.
- Gas Fire to lounge area.

## Plumbing & Heating

- Oil fired central heating.
- High efficiency, low emission boiler.
- Thermostatic showers to bathroom and ensuite.
- 3 zoned heating system.
- Underfloor heating to kitchen/dining, hallway and w/c.

## Kitchen

- Beautifully designed contemporary kitchens and utility rooms with choice of kitchen door, quartz 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

- Premium quality sanitary ware to bathroom, ensuite and WC.
- Vanity Unit to Bathroom and Master Ensuite.
- Chrome towel rail to main bathroom & ensuite.
- Slimline shower trays to bathroom and 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.
- Pendant lighting to bedrooms.
- TV and CAT 5 to all bedrooms.
- Wired for BT.
- Mains operated smoke alarm and carbon monoxide detector.
- Wired for remote operated heating system.
- Alarm system installed.

## A choice of the following:

- Floor tiles to Kitchen, Hall, Living, utility, w/c, bathroom and ensuite.
- Carpet to stairs & landing.
- Laminate to bedrooms and lounge area.
- Paint colour to all walls and woodwork.
- Partial wall tiling to bathroom and ensuite.

## External

- Concrete ground floors with traditional block cavity walls.
- External walls finished in painted render.
- 150mm pumped cavity insulation.
- Triple Glazed PVC Windows & doors.
- Black PVC rainwater goods.
- Bitmac to driveways and footpaths.
- Garden graded, top soiled and sown in grass seed.
- 1800mm Close board timber fencing to Boundaries
- External water tap.
- Outdoor lighting at front and rear entrance doors.

## 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 and we only design and build homes that meet the highest industry standard.

To do that, we oversee every aspect of the build, from choosing and buying the ideal site, right through to our industry-leading after-sales care. Our hands-on approach to perfecting every detail but it means our developments become hassle-free homes equipped with the highest specification finish from the day you move in.

PRH has been in business since 1982 so, just like our properties, we're built to stand the test of time.



# PRH Residential

T: 028 2582 2232

E: [ashlee@prhconstruction.co.uk](mailto:ashlee@prhconstruction.co.uk)

W: [www.prhresidential.co.uk](http://www.prhresidential.co.uk)



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.

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