



## 12 Main Street Castlerock, BT51 4RA



An exceptionally well finished contemporary open plan property set in the heart of the coastal village of Castlerock. Designed by award winning 2020 Architects it is Ideally located on Main Street, only a 2-minute walk to Castlerock beach, Castlerock golf club, and the train station. This property is the perfect connected getaway on the beautiful North Coast.

The property extends to approx. 1,720 sq ft over three floors. Expertly designed with coastal living in mind.

Benefiting from a Tobermore stone driveway leading to the integral insulated garage with electric roller door and electric car charge point. This low maintenance property is finished externally in limestone white K-Rend, Zinc roof, and Internorm windows and external doors which frame the picturesque views and insulate this home from the coastal weather.

The ground floor and first floor accommodation benefit from Myson underfloor heating with five programmable zones. The upper floor is heated by the striking Reina Anthracite Matt column radiators. All levels are serviced by a Brookvent heat recovery system. The MVHR system provides internal/external air exchange, vastly improving internal air quality.

The property also has a zoned security alarm, and a fire and smoke alarm system. This is underpinned by Plumis Automist fire suppression system and a Keylite automatic smoke vent.

# 12 Main Street

## Castlerock, BT51 4RA

### POA



#### Ground floor

The ground floor accommodation comprises

##### Entrance Hall

Enter through full height glass panel Internorm door to tiled entrance hall in Gambini matte smoke Organic Rug tiles, with additional glazed door at end of entrance hall to rear patio. Under stairs storage cupboard.

##### Utility Room

15'9" x 7'10" (4.82 x 2.4)

Tiled Gambini flooring, white units, three larger cupboards, space for stacked fridge/freezer, 1 1/2 stainless steel sink, work bench with Sharp washing machine and fire door access to garage.

##### Garage

19'4" x 9'4" (5.91 x 2.87)

Electric roller door, insulated walls with light and wired for electric car charge point.

##### Bedroom 2

10'7" x 10'2" (3.25 x 3.1)

Tiled in Gambini Organic Rug floor tile with Internorm patio door access to rear garden and opening to ensuite

##### Ensuite

Wet room wall and floors tiled in Gambini tile, Laufen low flush toilet and wash hand basin, with Vado taps and dual head rainfall shower

##### WC

Gambini floor tiling, Laufen low flush toilet and wash hand basin with Vado tap

##### First floor

The open plan first floor accommodation comprises,

##### Kitchen Dining

16'6" x 18'5" (5.05 x 5.63)

Full height matte white German Schuller Next 125 soft close kitchen units and centre island with grey Sinquastone

worktop, stainless steel sink with Blanco taps and extendable nozzle. Siemens double oven, 5 ring induction hob, Siemens integrated fridge/freezer and dishwasher, Dining area with 180-degree Danish Varde Uniq wood burning stove and DAR 12 light cluster pendant

##### Living Room

20'7" x 18'5" (6.28 x 5.63)

Open plan living area to kitchen/dining, with DAR feature cluster pendant ceiling light, TV point and sliding Internorm double glazed door accessing south facing walled balcony

##### Upper floor

The upper floor accommodation comprises,

##### Mezzanine Office/Guest Room

6'11" x 10'11" (2.13 x 3.35)

Engineered Oak flooring on open mezzanine level overlooking living area, with full width Internorm glazing, multiple electrical sockets and internet point

##### Master Bedroom

13'3" x 11'0" (4.04 x 3.36)

Engineered oak flooring, large Internorm window, TV and phone point, astro stainless steel wall lights

##### Dressing room

4'7" x 11'0" (1.4 x 3.36)

##### Bathroom

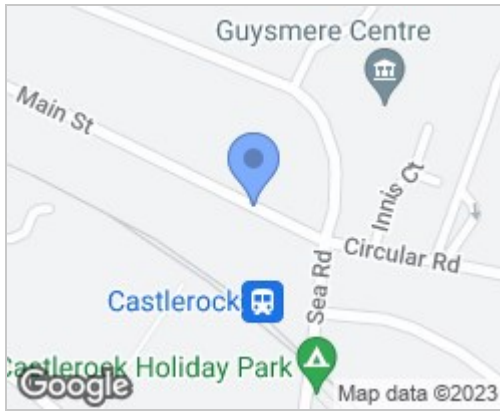
12'6" x 6'11" (3.83 x 2.13)

Fully tiled in Gambini Organic rug glazed porcelain tiles, Laufen low flush WC, sink with Vado tap, free standing bath with in wall Vado shower head and tap, shower cubicle with double headed Vado rainfall shower and polished stainless steel heated towel radiator.

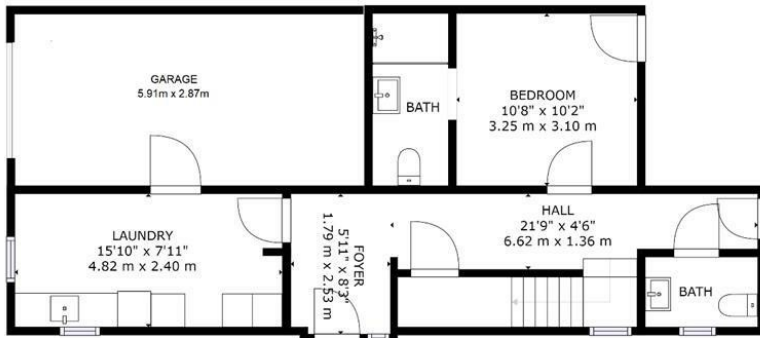
##### Storage Closet

Located off the landing space on upper floor





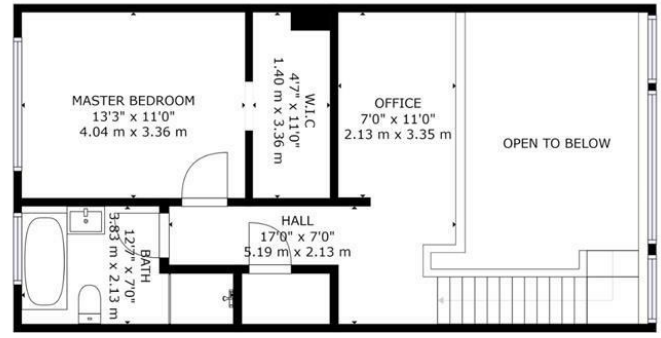
## 12 Main Street, Castlerock



Ground Floor



First Floor



Second Floor

**TOTAL FLOOR AREA : 1721 SQ FT APPROX**

Plans are not to scale and all measurements are approximate.

## Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		85	85
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		81	81
		EU Directive 2002/91/EC	

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Homepage Estate Agents  
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