

# mcafee

## PRESTIGE PROPERTY

3 Clifton Terrace Castlerock BT51 4RB



Rarely does the opportunity to purchase a property of this character come to the market, therefore interest in this property is sure to be very strong. Built circa. 1902 by Sir H H Bruce, this Grade II listed black stone (basalt) end-terraced house has excellent views to front from the first and second floors to Castlerock Beach and sea beyond. The property itself comprises excellent five bedroom, three reception room living accommodation and is positioned within the heart of the ever popular seaside town of Castlerock – an early appointment to view is recommended.

**Offers Over £450,000**

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**Location:**

Going into Castlerock along the Sea Road, turn left onto Main Street and Clifton Terrace is situated on the left hand side

**Accommodation  
Comprising**

**Entrance Porch:**

With Amtico and dado rail. Feature stained glass door leading to Hall.



**Lounge:**

14'0 x 13'3 with feature bay window, cast iron and tiled fireplace with tiled hearth, picture rail, cornice and dimmer switch. Open to Dining Room.



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**Dining Room:**  
13'11 x 11'7 with picture rail.



**Kitchen:**  
12'3 x 9'10 with bowl and a half stainless steel sink unit, range of high and low level oak fronted (painted) units to include wine rack and plate rack, space for range with extractor fan over, integrated dishwasher and tiled floor.

**Rear Porch:**  
with tiled floor and plumbed for automatic washing machine. Separate w.c. off with tiled floor and pedestal wash hand basin



## First Floor

### Landing:

with dado rail. Hotpress

### First Floor Lounge:

18'6 x 14'2 with excellent views to Castlerock Beach and the sea beyond. Feature bay window, marble surround fireplace with cast iron and tiled inset, tiled hearth, picture rail, cornice, centerpiece and telephone point.



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**Bedroom (1):**  
14'2 x 11'5 with picture rail.



**Bedroom (2):**  
12'9 x 10'11 (currently used as Study) with storage.

## Bathroom

White suite comprising 4 claw free standing bath with telephone hand shower over, pedestal wash hand basin, low flush w.c., fully tile walk-in shower cubicle with 'Redring Expressions 500' fitting, painted wooden floor and part panelled walls.



## Second Floor:

### Bedroom (3):

18'4 x 10'0 with excellent views to Castlerock Beach and the sea beyond. Picture rail



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**Bedroom (4):**  
11'9 x 10'3.



**Bedroom (5):**  
14'2 x 7'10 with excellent views to  
Castlerock Beach and the sea beyond.  
Picture rail.



**Attic Room:**  
with light.

## Exterior Features:

Enclosed concrete yard to rear with stone built outhouse.  
Small enclosed concrete area to front

## Other Features:

Oil Fired Central Heating  
Double Glazed Windows in PVC Frames to Rear (except roof light)  
Excellent Beach and Sea Views from First and Second Floors  
Original Internal Doors (except Bathroom & Hotpress)  
Early Appointment to View is Highly Recommended



**Solicitor:**  
T.B.C.

For further details and permission to view contact selling agents.

**Property Reference:**  
CR3163.JD.160507



B.C. 23.05.07 B.C. 29.05.07 B.C. 07.06.07

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