



( G L E N  
H O L L O W )

GLENMANUS VILLAGE  
PORTRUSH

# WITH PORTRUSH TOWN CENTRE SITUATED WITHIN WALKING DISTANCE FROM GLEN HOLLOW THIS LOCATION HAS IT ALL

Regarded as one of Northern Ireland's most beautiful seaside locations, the world-famous town of Portrush offers something for everyone.



Royal Portrush Golf Club



Portstewart Strand



Surfing, Portrush



Giant's Causeway Visitor Information Centre

Whether it's taking a sunset stroll along the stunning Portstewart Strand, relishing in the local cuisine available at the popular Ramore Restaurants or enjoying a fun filled day with all of the family at the world-renowned Giant's Causeway, this town provides endless possibilities to create lasting memories.

Exclusive of the Portrush area, the famed Royal Portrush Golf Club is located just a short distance away. Surrounded by a wealth of beauty, the course is overlooked by another of Portrush's most prominent and picturesque landmarks – Dunluce Castle.

What's more, this coastal town is perfect for revelling in a range of water sports facilitated by the Atlantic Ocean, such as surfing, fishing or sailing.

Situated within walking distance from Glen Hollow, Portrush's thriving town centre hosts an abundance of restaurants, pub and cafés. As the Glenmanus area is within easy access to local shops, primary schools and leisure facilities, this location has it all.



Ramore Restaurants



Computer Visual

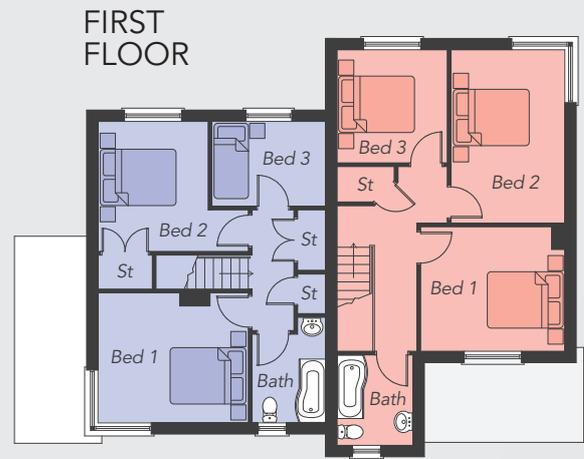


### GROUND FLOOR - SITE 1

Entrance Hall	
Living Room <i>Max</i>	15'8" x 11'3"
Kitchen / Dining	19'8" x 10'7"
WC	

### FIRST FLOOR - SITE 1

Bedroom 1	12'11" x 11'3"
Bedroom 2 <i>Max</i>	12'11" x 11'3"
Bedroom 3	9'10" x 7'4"
Bathroom <i>Min</i>	7'8" x 6'3"



### GROUND FLOOR - SITE 2

Entrance Hall	
Living Area	13'3" x 12'1"
Kitchen / Dining	19'8" x 12'11"
WC	

### FIRST FLOOR - SITE 2

Bedroom 1	12'5" x 10'9"
Bedroom 2	15'1" x 9'10"
Bedroom 3	9'10" x 9'6"
Bathroom	7'2" x 6'6"



Computer Visual

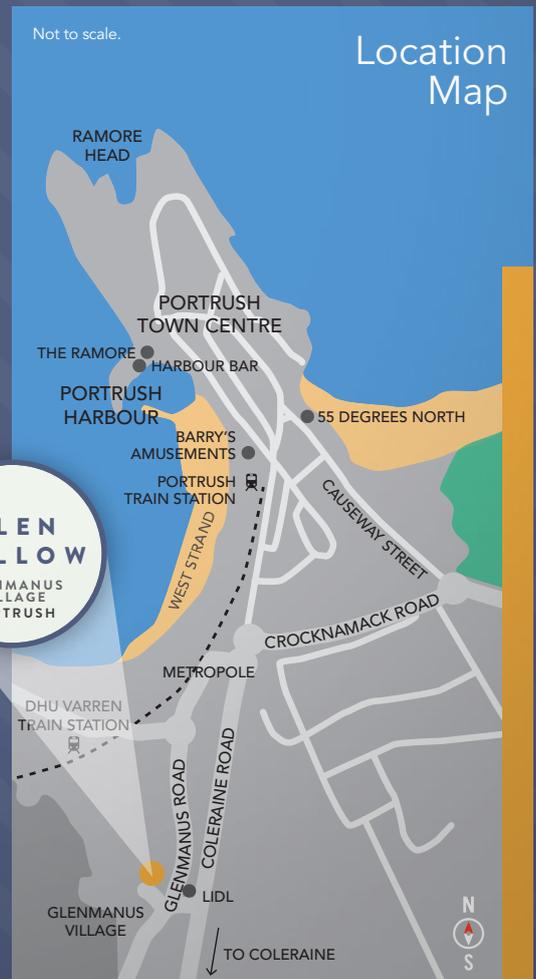
SITE 1 - Total Floor Area: 1069 ft<sup>2</sup>  
 SITE 2 - Total Floor Area: 1140 ft<sup>2</sup>

# Luxury Specification

- Oil fired central heating
- PVC fascia doors & windows
- Fitted kitchen from range
- Fitted appliances including oven, hob, fridge freezer and dishwasher
- Fitted sanitary ware including shower cubicle
- Splash back tiling around sinks, bath & shower
- Flush internal doors with complimentary door ironmongery
- Internal painting throughout
- Fitted flooring to include either carpet or wood effect flooring to hall, stairs, landing, bedrooms and living area (as applicable)
- Choice of floor tiling from range to kitchen, WC, bathroom and ensuite (as applicable)
- Fitted wood burning stove in living room
- Wiring for burglar alarm (additional cost to fit alarm)



These images reflect the style of finish at Glen Hollow and are used for illustrative purposes.



**ARMSTRONG  
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