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To arrange an initial appointment please contact:

## ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170







## ARMSTRONG GORDON

& Company Limited

THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000  
F. 028 7083 2950 E. [info@armstronggordon.com](mailto:info@armstronggordon.com) W. [www.armstronggordon.com](http://www.armstronggordon.com)

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# ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	66   D
39-54	E		
21-38	F		
1-20	G		

## PORTBALLINTRAE

7 Beach Apartments

Beach Road

BT57 8US

Offers Over £345,000

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



A fabulous third floor 3 bedroom apartment in excellent decorative order throughout and offering panoramic views of Atlantic Ocean, Portballintrae beach and Runkerry House. Constructed circa 2005 by well known builders The Kennedy Group, the property extends to approximately 1249 sq ft of living space and has been finished off to a high specification and good finish. Situated in a highly popular tourist area, close at hand is the Giants Causeway, Bushmills Distillery and a choice of championship golf courses. The selling agents strongly recommend early internal inspection.

Once in Portballintrae, proceed along the Bayhead Road which will bring you past the Bayview Hotel which will be on your right hand side. Follow the road completely around the harbour and this will bring you onto Beach Road. Beach apartments will be on your right hand side before the car park.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With lift access to all floors.

THIRD FLOOR:

Entrance Hall:

3'9 wide with storage cupboard, recessed lighting and laminate wood floor.

Open Plan Living/ Kitchen/ Dining: 24'6 x 18'9 max

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated oven and gas hob with extractor fan above, fridge freezer, plumbed for automatic dishwasher and washing machine, drawer bank, shelving, recessed lighting and tiled floor.



Lounge/ Dining Area:

With recessed lighting, solid wood floor, balcony and feature arch window both with panoramic views across Beach, Atlantic Ocean and Coastline.



Bedroom 1:

With recessed lighting, laminate wood floor and door leading to tiled balcony.

18'10 x 10'1

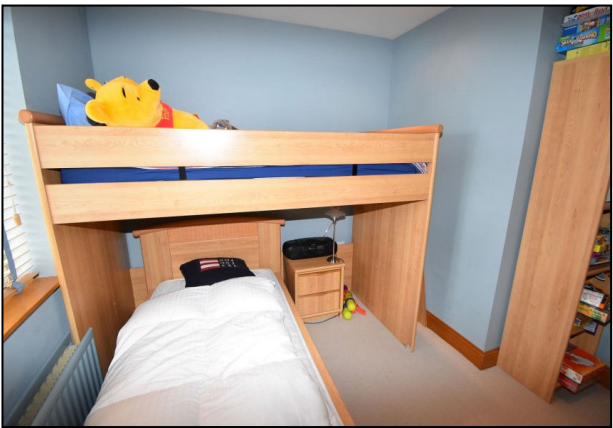


En-suite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, extractor fan, recessed lighting and tiled floor.



Bedroom 2:

With recessed lighting. 10'2 x 10'1 average





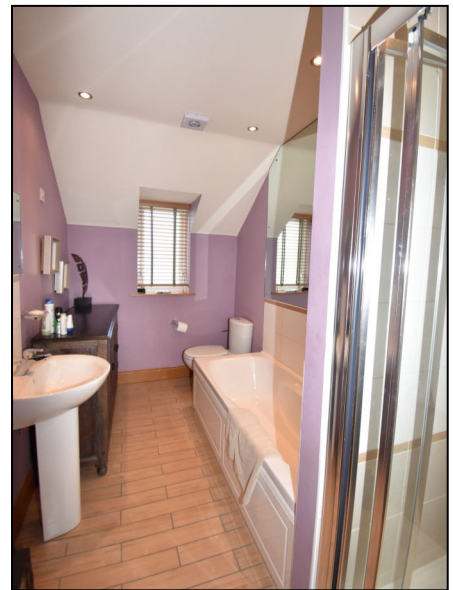
### **Bedroom 3:**

With recessed lighting. 10'0 x 9'4



### **Bathroom:**

With white suite, w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Panoramic Views Of Atlantic Ocean & RunKerry House

### **TENURE**

Leasehold

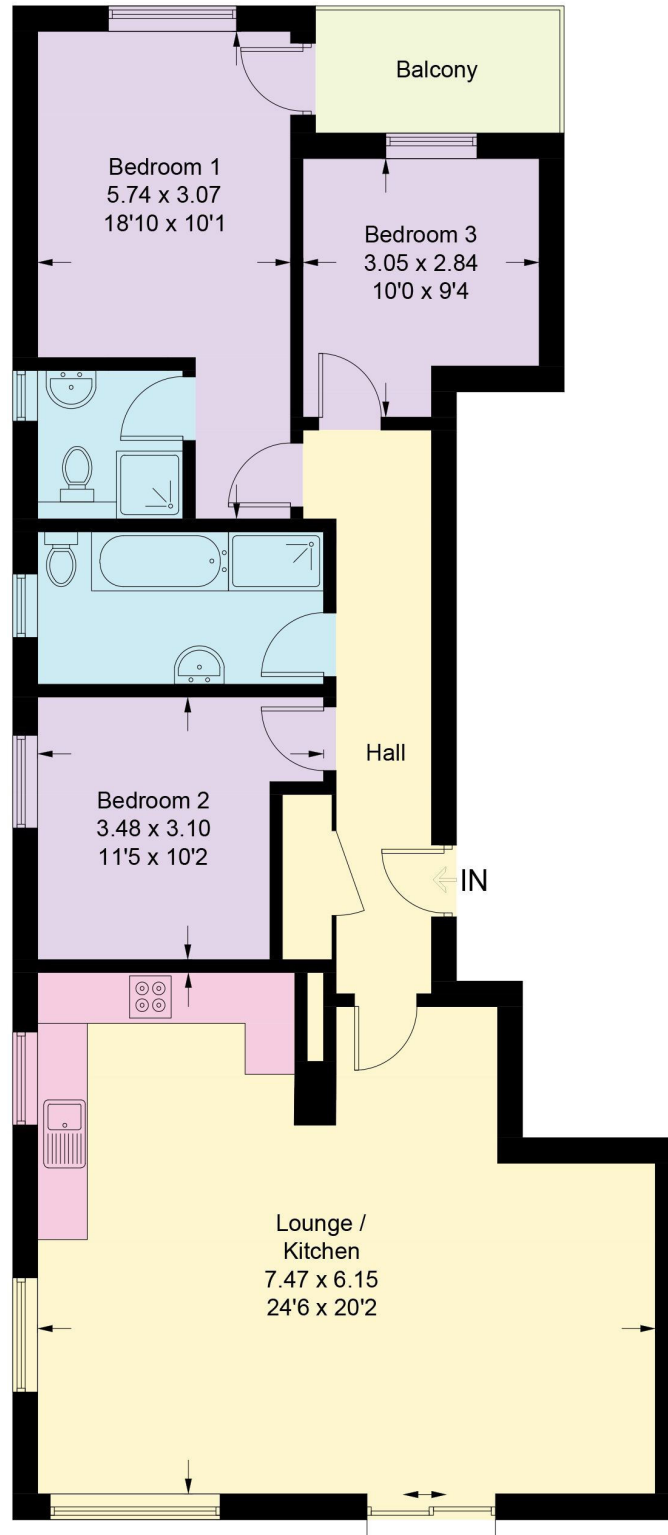
### **CAPITAL VALUE:**

£165,000 (Rates:£1396. 89 p/a)



# 7 Beach Apartments

Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft



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Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID735478)