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consultation appointment,
please contact
Armstrong Gordon on
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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PORTLUGH

47A Glenmanus Road

BT56 8HU

Offers Over £169,500

028 7083 2000
www.armstronggordon.com

A delightful and spacious four bedroom ground floor apartment located within proximity to West Strand Beach and Dhu Varren railway stop. Internally the property offers a tasteful and neutral décor right through and has been very well maintained by the current vendors. The property is situated within a development of 12 apartments and forms part of a management company. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. This property is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road take your first left after the Hillside Filling Station onto Glenmanus Road, Lidl will be on the corner. Turn right again and 47a Glenmanus Road will be situated in the apartment complex adjacent to Lidl.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

3'2 wide with tiled floor and under stairs storage cupboard.

Open Plan Lounge/Kitchen/Dining Area: 15'11 x 12'0

With stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, space for cooker, stainless steel extractor fan above, integrated fridge freezer and dish washer, plumbed for automatic washing machine, recessed lighting and tiled floor.



Bedroom 1: 11'5x 9'8

With laminate wood floor.



Bedroom 2: 12'7 x 8'7

With laminate wood floor.



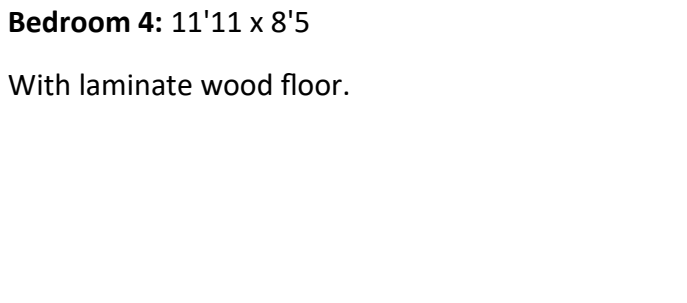
Bedroom 3: 10'7 x 8'11

With laminate wood floor.



Bedroom 4: 11'11 x 8'5

With laminate wood floor.



Shower Room 1:

With fully clad walk in shower cubicle, chrome towel rail, tiled floor and extractor fan.

Shower Room 2:

With w.c., wash hand basin, fully clad walk in shower cubicle, chrome towel rail, tiled floor.

**EXTERIOR FEATURES:**

Outside to front there is a large tarmac parking area.

SPECIAL FEATURES:

- ** Electric (Economy 7 Heating)
- ** PVC Double Glazed Windows & Composite Front Door
- ** Private Parking To Front
- ** Within Proximity To Train Stop & West Strand Beach

TENURE:

Leasehold

CAPITAL VALUE:

£75,000 (Rates: £735.30 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £910.00 per annum.**

(07.05.25)