



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

FREE INDEPENDENT FINANCIAL ADVICE

- Mortgage Services:**

  - First Time Buys
  - Home Movers
  - Remortgaging
  - Holiday/ Second Homes
  - Holiday Lets
  - Buy To Let
  - Co-Ownership
- Other Financial Services:**

  - Mortgage Protection
  - Life Insurance
  - Critical Illness Cover
  - Income Protection
  - Buildings & Content Insurance
  - Landlord Insurance



ARMSTRONG GORDON



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 W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

5 Old Castle Court

BT56 8GR

Offers Over £395,000

028 7083 2000  
www.armstronggordon.com



This stunning three bedroom first and second floor duplex apartment, built around 2002 by the highly regarded Kennedy Group, offers spacious, contemporary living in one of the North Coast’s most scenic settings. Finished to a high standard, the apartment boasts uninterrupted views over Ballyreagh Golf Course and the shimmering sea beyond. Nestled in a development primarily made up of holiday homes, it presents the perfect opportunity for those seeking a relaxing coastal getaway or a stylish second home. Just a short drive from both Portrush and Portstewart, you'll also enjoy proximity to top-class golf courses, fine dining, and a variety of leisure activities. Early viewing is strongly advised—properties in this sought after location don’t stay available for long!

Leaving Portrush heading to Portstewart on the Ballyreagh Road, Old Castle Court will be on your left hand side just after Tides Restaurant and before the entrance to Ballyreagh Golf Course. No.5 is situated on the front row but accessed from the rear.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

With stairs to first floor.

FIRST FLOOR:

Entrance Hall:

3’11 wide with under stairs storage cupboard, feature vertical radiator and laminate wood floor.



Bedroom 1:

With built in shelves, built in wardrobe and laminate wood floor. 12’4 x 9’10

Ensuite off with W.C., floating wash hand basin, fully tiled walk in shower cubicle and fully tiled walls.



Bedroom 2:

With laminate wood floor. 9’2 x 8’5



SECOND FLOOR:

Bedroom 3:

With built in wardrobe and laminate wood floor. 12’10 x 7’10



Bathroom:

With white suite comprising W.C., wash hand basin with storage below, shower over bath, fully tiled walls, chrome towel rail, extractor fan, recessed lighting and tiled floor.



Open Plan Lounge/Kitchen/Dining Area:

Kitchen:

With bowl and a half stainless steel sink unit, high and low level built in units with tiling between, integrated oven, ceramic hob with extractor fan above, drawer bank, integrated fridge freezer, breakfast bar with seating below, plumbed for automatic dishwasher, integrated washing machine, feature vertical radiator, recessed lighting and tiled floor. 13’3 X 11’11





### **Lounge/Dining:**

With patio door to balconette, partial glass roof, feature vertical radiator, laminate wood floor, recessed lighting and stunning views of sea, golf course and Donegal headlands. 22'10 X 16'3



### **EXTERIOR FEATURES:**

Private parking to front and rear. Outdoor storage unit on ground floor below external staircase.

### **SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Stunning Sea, Gold Course & Donegal Headland Views
- \*\* Balconette To Front To Enjoy Sunsets Over Donegal

### **CAPITAL VALUE:**

£175,000 (Rates:£1790.25 p/a approx.)

### **TENURE:**

Leasehold

### **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 **£880.00 per annum approx. (07.05.25)**



