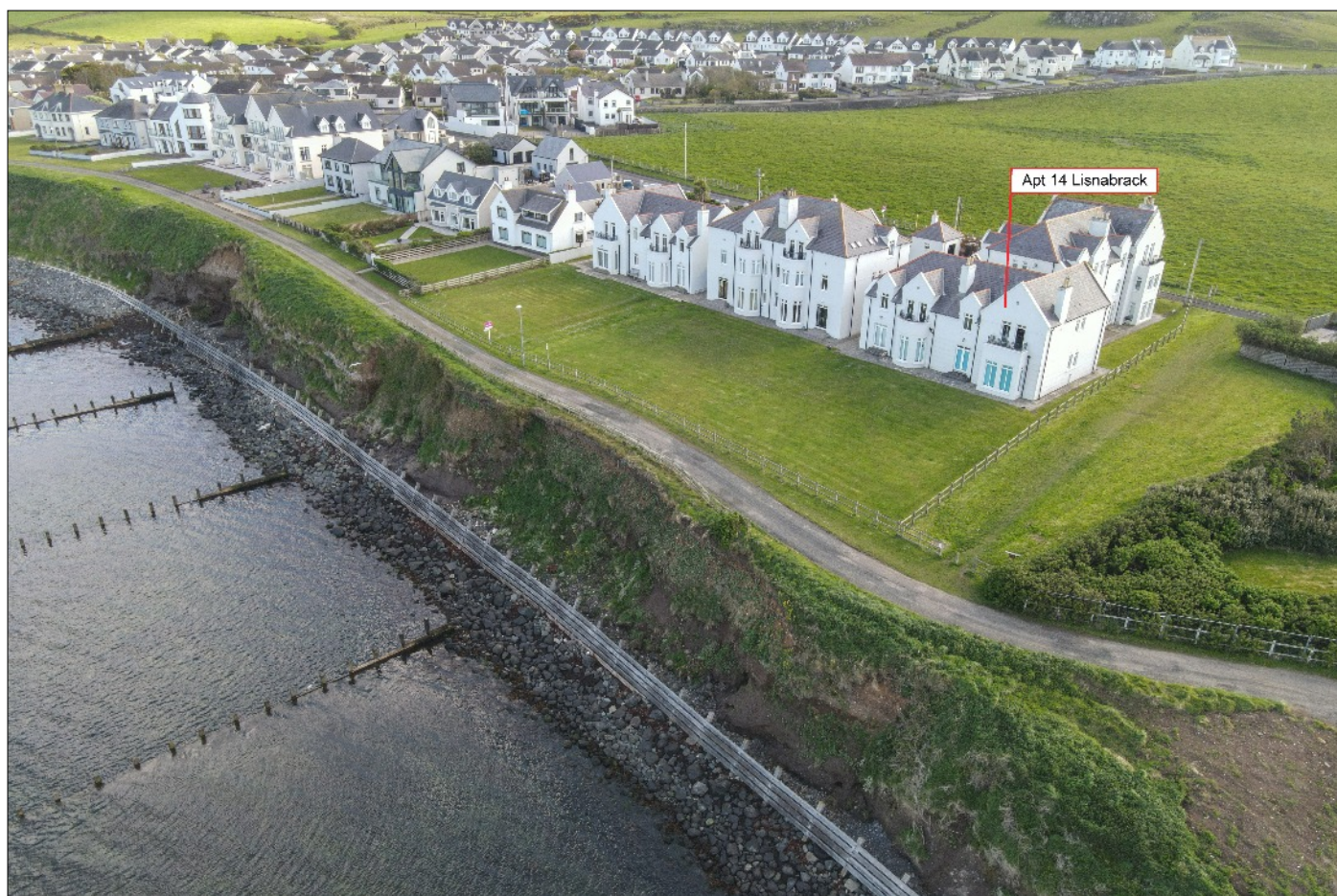


## For Sale

Apt 14 Lisnabrack, Seaport Avenue, Portballintrae, BT57 8NP

Offers Over **£319,950**



### Property Overview

- First Floor Apartment
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Burglar alarm installed
- Communal garden to front and parking to rear
- Panoramic views of Portballintrae bay and beyond to Runkerry
- Close to village centre and amenities
- Rates: The assessment for the year 2020/2021 is £1523.88
- Management Fee: The assessment for the year 2020/2021 is approximately £1200
- EPC Rating - C76



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## FIRST FLOOR

### Entrance Hall:

With telephone point, intercom telephone, cloaks cupboard, tiled floor. Glass panelled front door with glass side panel to:



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**Lounge / Dining Area / Kitchen:**  
8.89m x 4.27m (29' 2" x 14' 0") (Max)

**Lounge:**  
with wooden surround fireplace, cast iron inset and tiled hearth, wooden effect flooring, television point, two glass panelled doors to Balcony.

**Balcony:**  
2.87m x 0.86m (9' 5" x 2' 10")





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## Dining Area / Kitchen:

With eye and low level units, granite work top, tiled between units, Blanco stainless steel sink unit, concealed lighting, Stoves oven, Whirlpool hob, integrated Whirlpool fridge / freezer, integrated AEG dishwasher, stainless steel sink unit, wooden effect flooring.



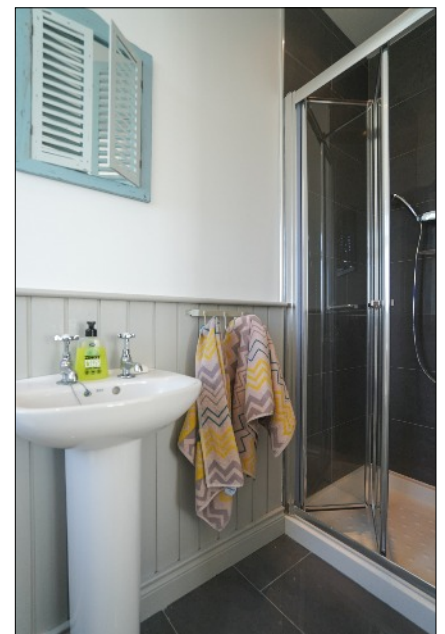
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**Bedroom (1):**

3.95m x 2.57m (13' 0" x 8' 5") with television and telephone points, window shutter.

**En-suite:**

Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c., half panelled walls, tiled floor, recess lighting, extractor fan.





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**Bedroom (2):**  
3.98m x 2.25m (13' 1" x 7' 5") with television point, sky light window.



**Bedroom (3):**  
2.91m x 2.52m (9' 7" x 8' 3") with television point, window shutter.

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**Bathroom and w.c. combined:**

Comprising panel bath, tiled shower cubicle with mains shower fitting, wash hand basin, w.c., half panelled walls, tiled floor, recess lighting, extractor fan.

All shareholders will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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## FLOOR PLANS



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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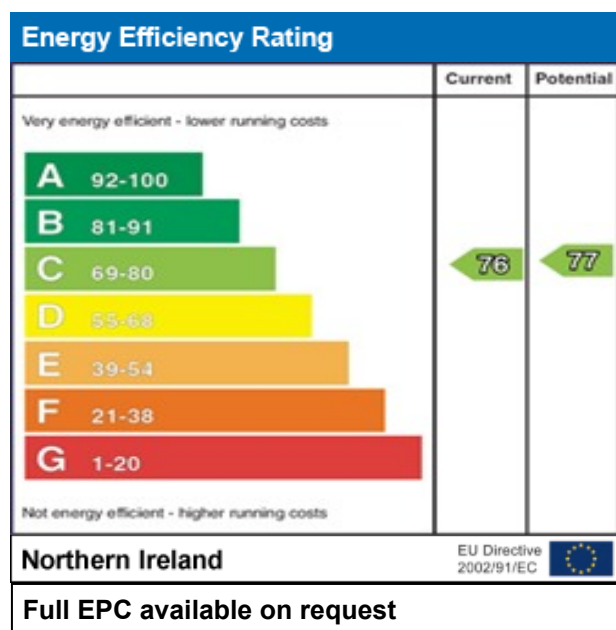


**Property Location:**

On entering Portballintrae along the Ballaghmore Road turn left at mini roundabout onto Bayhead Road, then turn first right onto Seaport Avenue and Lisnabrack is the last development on the right hand side.



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## OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

## WEBSITE AND E-MAIL

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

## PROPERTY REFERENCE

PST1356 130521/RT

## OUR OFFICE LOCATION



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