



47 WEST STRAND AVENUE, PORTRUSH



X 2



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	79

OFFERS OVER £325,000

47 WEST STRAND AVENUE, PORTTRUSH

This first floor apartment has been recently refurbished throughout and enjoys stunning unobstructed views of West Bay taking in the West Strand, Portrush Harbour, Ramore Head and beyond. The property comprises 2 bedrooms (1 with ensuite), family bathroom and a large open plan kitchen with living and dining areas plus access onto a private balcony overlooking the bay. The development is ideally situated only a short beach walk into the town with its many attractions, restaurants and night life.

FEATURES

- Gas fired central heating system.
- Double glazing in uPVC frames.
- Private balcony overlooking West Bay.
- Prime location with access onto the promenade leading into the town and harbour area.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,442.28

ANNUAL SERVICE CHARGE: £TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 02870835444

E: portstewart@philiptweedie.com

W: www.philiptweedie.com

ACCOMMODATION

COMMUNAL ENTRANCE

Shared entrance with secure intercom access.

FIRST FLOOR

ENTRANCE HALL

Laminate wood flooring; intercom handset; alarm panel; storage cupboard with gas boiler.

OPEN PLAN KITCHEN, LIVING & DINING

6.12 m x 6.68 m (20'1" x 21'11")

KITCHEN AREA

Fitted high and low level units; laminate work surfaces; stainless steel sink unit; electric oven, integrated fridge freezer and dishwasher; electric hob with stainless steel extractor unit over; plumbed for washing machine; laminate wood flooring; spot lighting.

LIVING & DINING AREA

French doors onto a private terrace with stunning sea views; gas fire; laminate wood flooring;

BEDROOM 1

2.49 m x 4.93 m (8'2" x 16'2")

Double bedroom to the rear.

ENSUITE

2.25 m x 0.88 m (7'5" x 2'11")

Tiled shower cubicle; toilet; wash hand basin; tiled floor; spot lighting; extractor fan.

BEDROOM 2

2.16 m x 3.48 m (7'1" x 11'5")

Double bedroom to the rear; built in cupboard.

BATHROOM

2.68 m x 2.15 m (8'10" x 7'1")

Panel bath; tiled shower cubicle; toilet; wash hand basin; tiled floor; spot lighting; extractor fan.

EXTERIOR FEATURES

- Private Balcony.
- Access to communal gardens overlooking West Bay and the promenade leading into the town.
- Communal parking to the rear of the property.



Regulated
by RICS



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.