



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	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £325,000

47 WEST STRAND AVENUE, PORTRUSH

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

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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.



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by RICS



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