



FLETCHER TORRENS

Property Sales and Lettings

15 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

T: 028 7082 4999
E: info@fletchertorrens.com
W: www.fletchertorrens.com



45a Glenmanus Road, Portrush, BT56 8HU

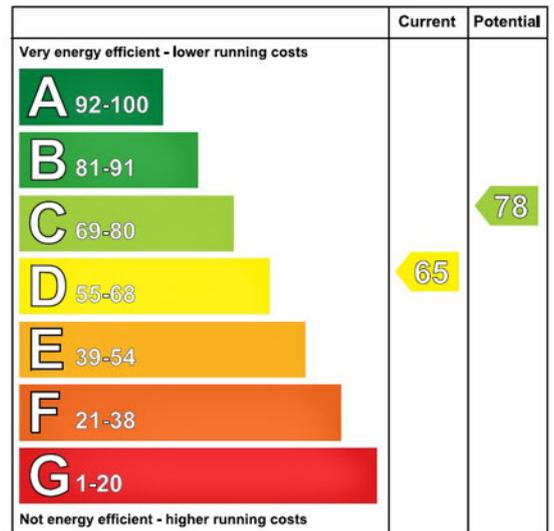
- Ground Floor Apartment
- Economy 7 Heating
- Off Street Parking
- 3/4 Bedrooms
- uPVC Double Glazing
- Ideal Holiday Home

OFFERS OVER £104,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Close to Local Amenities
- Rates Approx £575 per annum
- Management Fees Approx £440 per annum



This is an excellent opportunity to purchase an attractive 3/4 bedroom ground floor apartment located on the Glenmanus Road area situated in the popular seaside resort of Portrush.

The accommodation comprises open plan living/kitchen, shower room, separate WC, 3 bedrooms and fourth bedroom which could be used as a dining room or separate living area, benefiting from economy 7 heating, uPVC double glazing and off street parking.

The property is ideally located close to all local amenities including beaches, restaurants, shops, schools, championship golf courses and transport links and is within easy access to all the popular tourist attractions the beautiful North Coast has to offer. We at Fletcher Torrens recommend early internal inspection to fully appreciate what the property has to offer.



ACCOMMODATION

PORCH

Laminate flooring.

HALLWAY

Laminate flooring, understair storage cupboard.

SEPARATE WC

Tiled flooring, WC, pedestal wash hand basin, extractor.

SHOWER ROOM

Tiled flooring, fully tiled shower cubicle with glass door, extractor.

LIVING ROOM/KITCHEN (11'11" x 16'1")(3.63m x 4.89m)

Laminate flooring, eye & low level units, tiled to base of eye level units, sink unit, space for oven, space for under counter fridge, plumbed for washing machine, integrated stainless steel extractor, power points, TV point.

BEDROOM 1 (10'1" x 12'5")(3.07m x 3.79m)

Laminate flooring, power points.

BEDROOM 2 (12'5" x 8'9")(3.79m x 2.67m)

Carpet, power points.

BEDROOM 3 (12'5" x 9'1")(3.79m x 2.76m)

Carpet, power points.

BEDROOM 4 (8'6" x 11'10")(2.59m x 3.61m)

Carpet, power points.

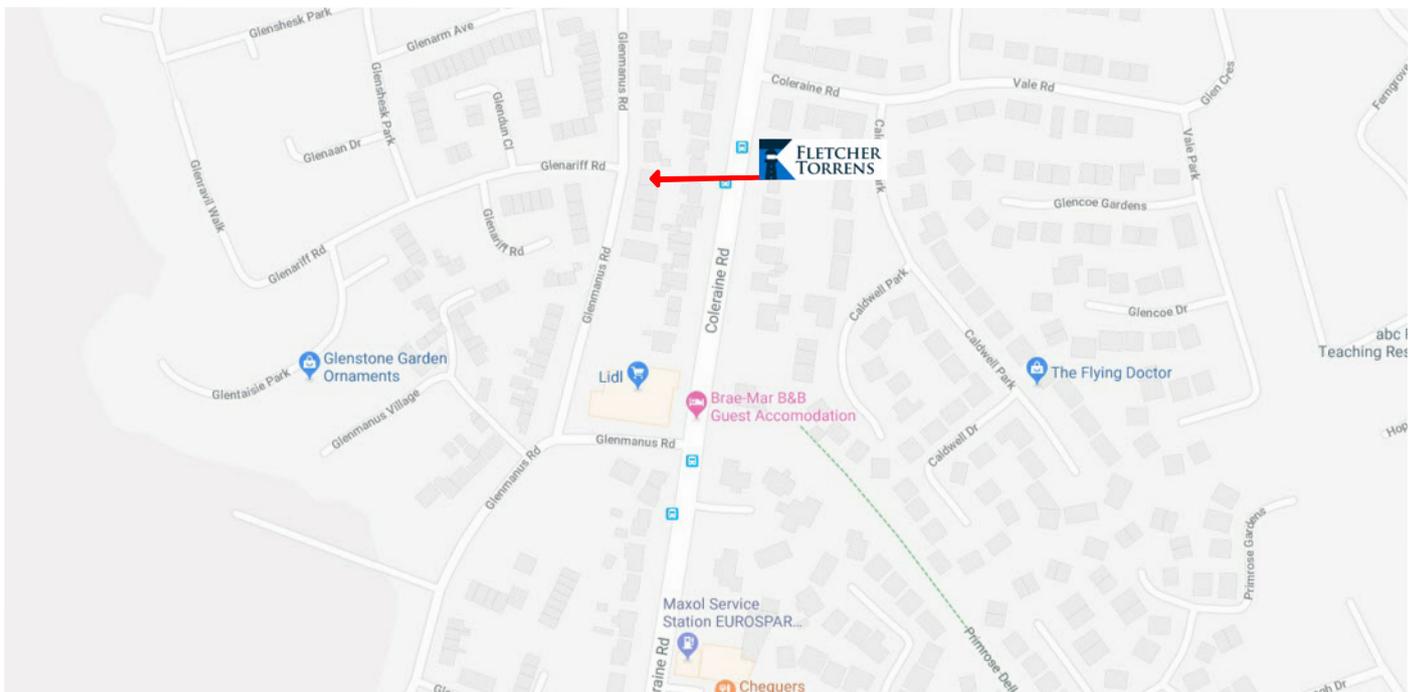












DIRECTIONS

Leaving Portrush on the A2/ Coleraine Road, take the third right onto Glenmanus Road, at the end of the road turn right and No. 45a is situated on the right hand side.

Please Note*

All purchasers will be shareholders in a management company formed to maintain communal and open space areas.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

<p><u>Lettings Department</u></p> <p>Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.</p> <p>For further details please contact our office.</p> <p>Tel: 028 7082 4999 E: lettings@fletchertorrens.com</p>	 <p><u>OFFICE OPENING HOURS</u></p> <table style="margin-left: auto; margin-right: auto;"> <tr><td>Monday</td><td>09:00 - 17:00</td></tr> <tr><td>Tuesday</td><td>09:00 - 17:00</td></tr> <tr><td>Wednesday</td><td>09:00 - 17:00</td></tr> <tr><td>Thursday</td><td>09:00 - 17:00</td></tr> <tr><td>Friday</td><td>09:00 - 17:00</td></tr> </table>	Monday	09:00 - 17:00	Tuesday	09:00 - 17:00	Wednesday	09:00 - 17:00	Thursday	09:00 - 17:00	Friday	09:00 - 17:00	<p><u>Mortgage Advice</u></p> <p>If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.</p> <p>Tel: 028 9023 4433 Mob: 077 9977 1861 E: mark@shieldsfinance.co.uk</p>
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.