

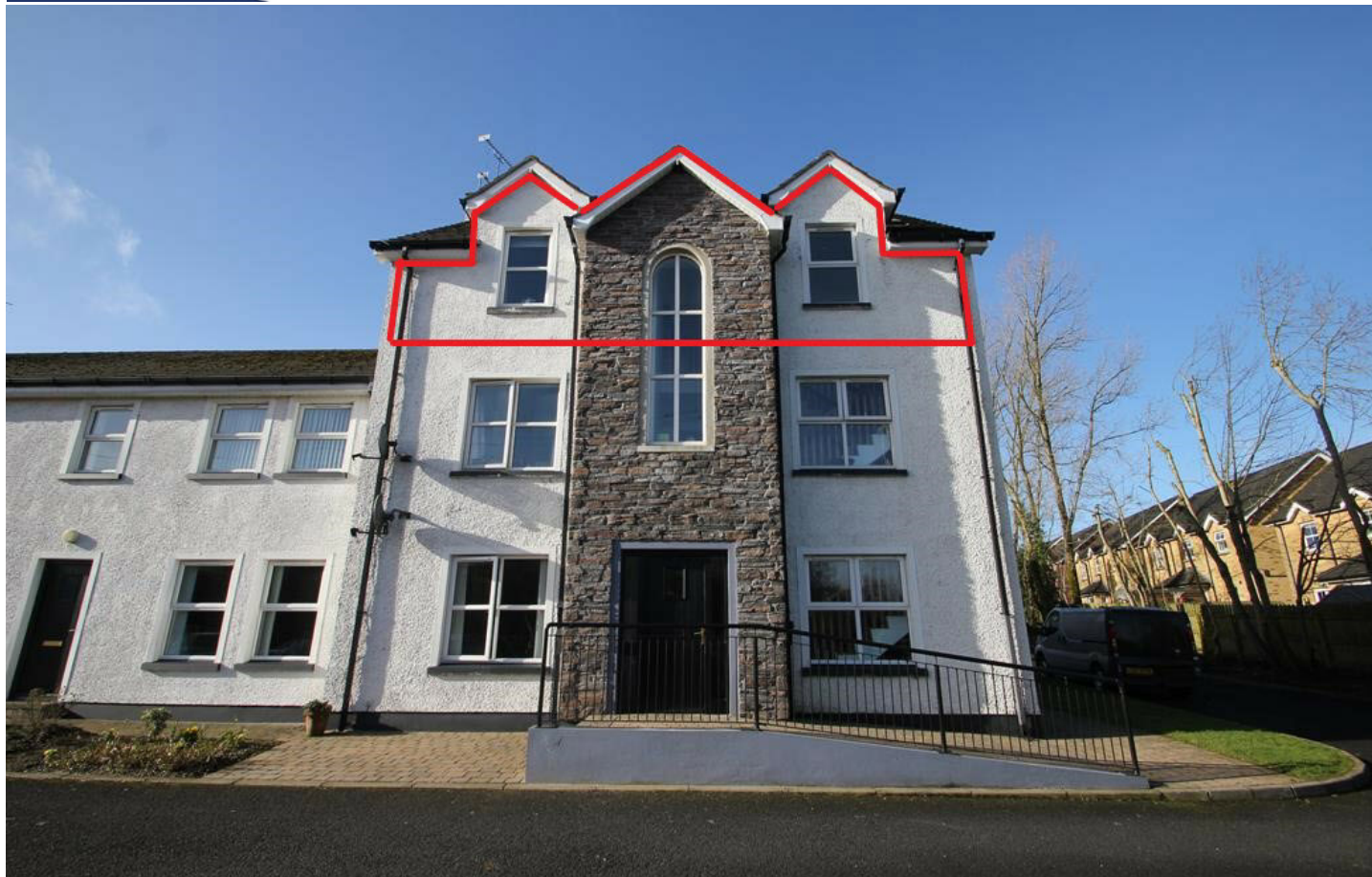


FLETCHER TORRENS

Property Sales and Lettings

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6 Swallow Court, Ballybogey, BT53 6RJ

- Penthouse Apartment
- Gas Fired Central Heating
- Allocated Parking
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Starter Home

OFFERS OVER £92,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Well Presented Throughout
- Close to Local Amenities
- Short Commuting Distance to North Coast Towns and Tourist Attractions
- Rates Approx. £423 per annum
- Management Fees £304 per annum

22/02/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 62 D | 68 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

This modern penthouse apartment is located in the Swallow Court area in the village of Ballybogey. The apartment is well presented throughout and benefits from 2 bedrooms, gas fired central heating, uPVC double glazing and private allocated parking.

The apartment is within easy walking distance of the local shops and within close proximity of the World Heritage site, The Giant’s Causeway, and the beautiful North Coast.

The village of Ballybogey is very well located only a short commuting distance to the towns of Ballymoney, Bushmills, Portballintrae, Portrush, Portstewart and Coleraine.

We at Fletcher Torrens expect a high demand for this apartment from a wide range of purchasers and we recommend an early internal viewing to appreciate everything this delightful property has to offer.



ACCOMMODATION

COMMUNAL ENTRANCE

Carpet, staircase leading to Apt 6.

HALLWAY

Laminate flooring, power points, telephone point, 2 x storage cupboards, access to partially floored attic via slingsby style ladder.

LIVING ROOM (20'7" x 12'11") (6.27m x 3.94m)

Laminate flooring, power points, TV point, telephone point, metallic fireplace with electric fire, blinds.

KITCHEN (8'10" x 8'5") (2.68m x 2.57m)

Tiled flooring, eye and low level solid wood units with solid wood worktop, tiled to base of eye level units, Belfast sink, integrated oven & hob, space for fridge/freezer, plumbed for washing machine, power points, extractor.

BEDROOM 1 (14'0" x 9'9") (4.28m x 2.98m)

Carpet, power points.

BEDROOM 2 (13'7" x 10'8") (4.14m x 3.26m)

Carpet, power points, blind.

BATHROOM (9'4" x 6'11") (2.85m x 2.11m)

Vinyl flooring, WC, pedestal wash hand basin, panel bath, walls half tiled, fully tiled corner shower cubicle, towel radiator, blind.

REAR

Small communal garden and bin storage.



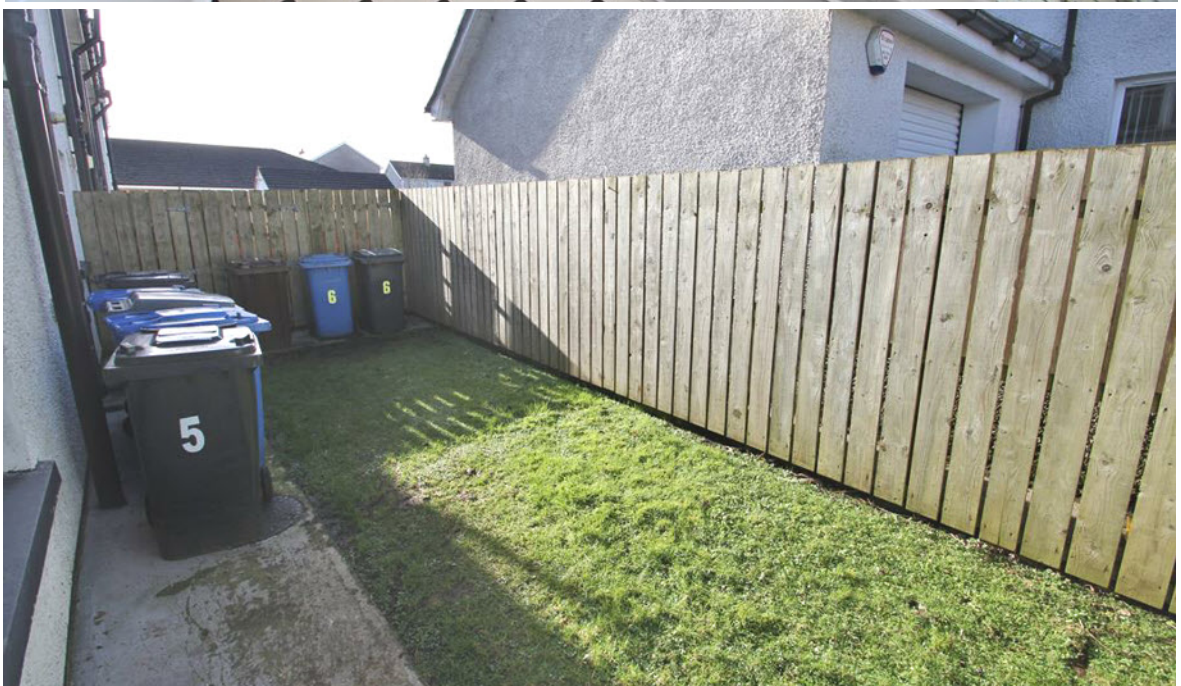


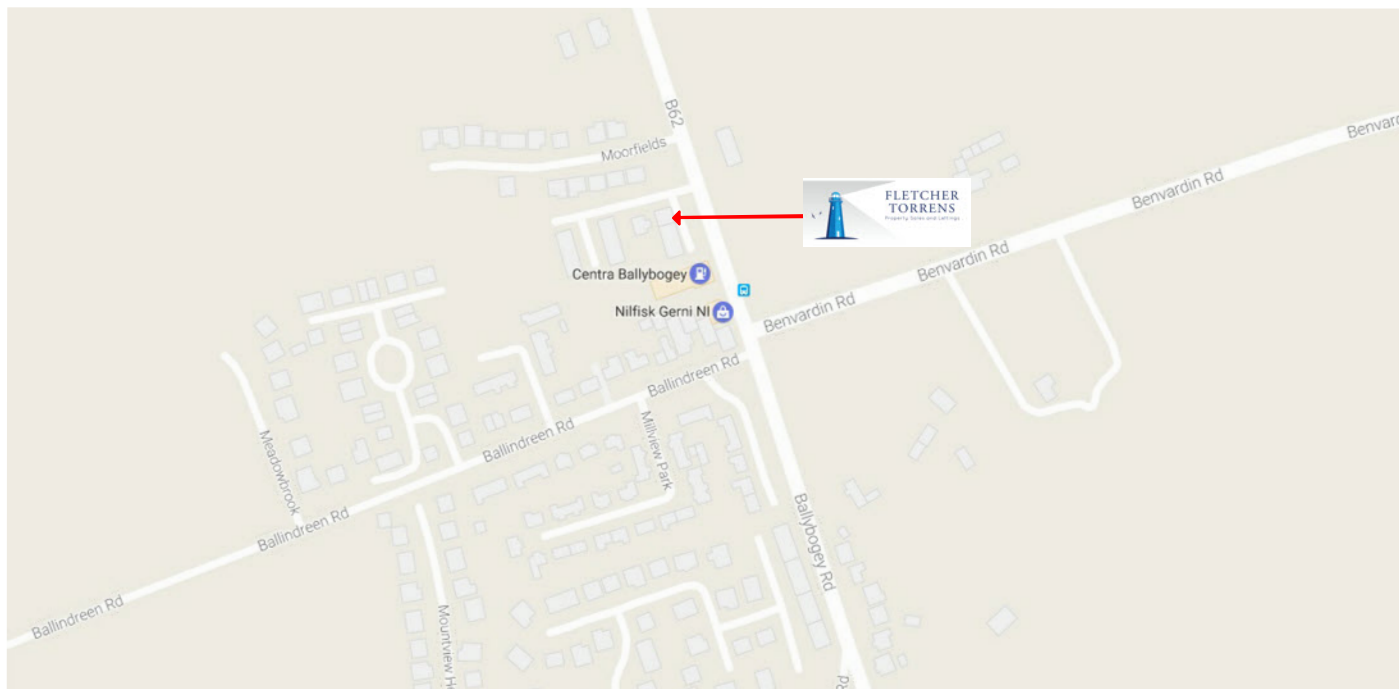












DIRECTIONS

Leaving Portrush on the Bushmills Road, 1 mile outside Portrush take the B62 Ballybogey Road off to the right. Travel approximately 6 miles, and when entering Ballybogey, just prior to the shops, turn right into Swallow Court, take the first left and No. 6 is situated on the right hand side.

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

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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OFFICE OPENING HOURS

| | |
|-----------|---------------|
| 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 |

Mortgage Advice

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.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

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.

