



FLETCHER TORRENS

Property Sales and Lettings

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16 Rodney Street, Portrush BT56 8LB

- Mid-Terrace Property
- Oil Fired Central Heating
- Close to Local Amenities
- 2 Bedrooms
- Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £139,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Popular Residential Location
- Close to West & East Strand Beaches
- Ideal Investment Opportunity
- Rates Approx £ per annum



We are delighted to offer for sale this excellent mid-terrace property, situated in Rodney Street, in the popular seaside resort of Portrush.

The property has been recently refurbished and benefits from oil fired central heating and double glazing. There is a small west-facing rear yard which gets the afternoon and evening sun.

The property is ideally situated within easy walking distance to the beaches, restaurants, shops, championship golf courses and transport links, and within easy access to all the popular tourist attractions the beautiful North Coast has to offer.

This property is sure to attract interest from first time buyers, investors and those seeking a holiday home on the North Coast.



ACCOMMODATION

HALLWAY

Laminate flooring, power points.

LIVING ROOM (23'6" x 10'0") (7.16m x 3.05m)

Laminate flooring, fireplace with tiled hearth, cast iron insert and wooden surround, power points, TV point, storage cupboard.

KITCHEN (8'11" x 8'6") (2.71m x 2.60m)

Tiled flooring, eye and low level units tiled to base of eye level units, 1.5 stainless steel sink unit, integrated oven & hob, extractor, plumbed for washing machine, space for dryer, integrated microwave, recessed lighting, blinds, power points.







FIRST FLOOR

LANDING

Carpet, hotpress, access to attic.

BATHROOM (6'9" x 5'5") (2.05m x 1.65m)

Laminate flooring, WC, pedestal wash hand basin, panel bath with overhead shower, PVC panelling around bath, towel radiator.

BEDROOM 1 (11'6" x 8'8") (3.51m x 2.63m)

Carpet, power points, built-in wardrobe.

BEDROOM 2 (13'11" x 10'5") (4.25m x 3.17m)

Carpet, power points, blinds.

REAR

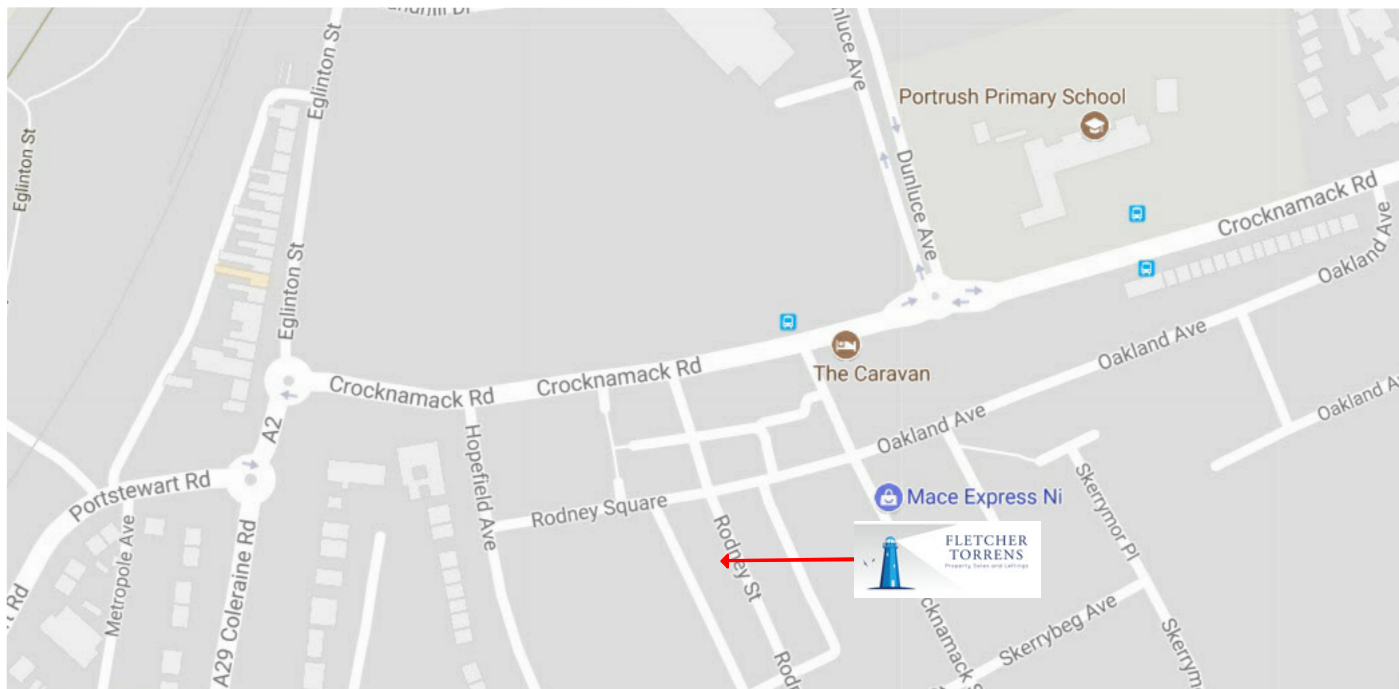
Boiler house, enclosed oil tank, outside tap.











DIRECTIONS

Leaving Portrush on Dunluce Avenue, at Dunluce Avenue roundabout, take the 2nd exit onto the A2/Crocknamack Road, take 2nd left onto Rodney Street and No.16 is located 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.

