



# FLETCHER TORRENS

Property Sales and Lettings

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BT56 8DX

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## 9c Eglinton Lane, Portrush, BT56 8DJ

- End Terrace Townhouse
- Oil Fired Central Heating
- Integral Garage
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Holiday Home

### OFFERS OVER £164,950

HERE 7 DAYS A WEEK FOR YOU

## ***ADDITIONAL KEY FEATURES***

- Excellent Central Location
- Well Presented Throughout
- Close to Local Amenities
- Ideal Investment Property
- Rates Approx £900 per annum



This modern two bedroom townhouse is situated in Eglinton Lane in the seaside town of Portrush.

Well presented throughout, this townhouse benefits from uPVC double glazing, oil fired central heating and an integral garage.

The property is ideally located within walking distance to all local amenities including beaches, restaurants, shops and transport links. It is also an ideal investment property, suitable for a long term tenant or the potential for short term holiday lets. We recommend early internal inspection to fully appreciate everything this delightful property has to offer.



## **ENTRANCE LEVEL**

### **HALLWAY**

Tiled flooring, alarm panel, power points, telephone point, access to garage.

### **WC**

Tiled flooring, WC, pedestal wash hand basin with tiled splashback, blind.

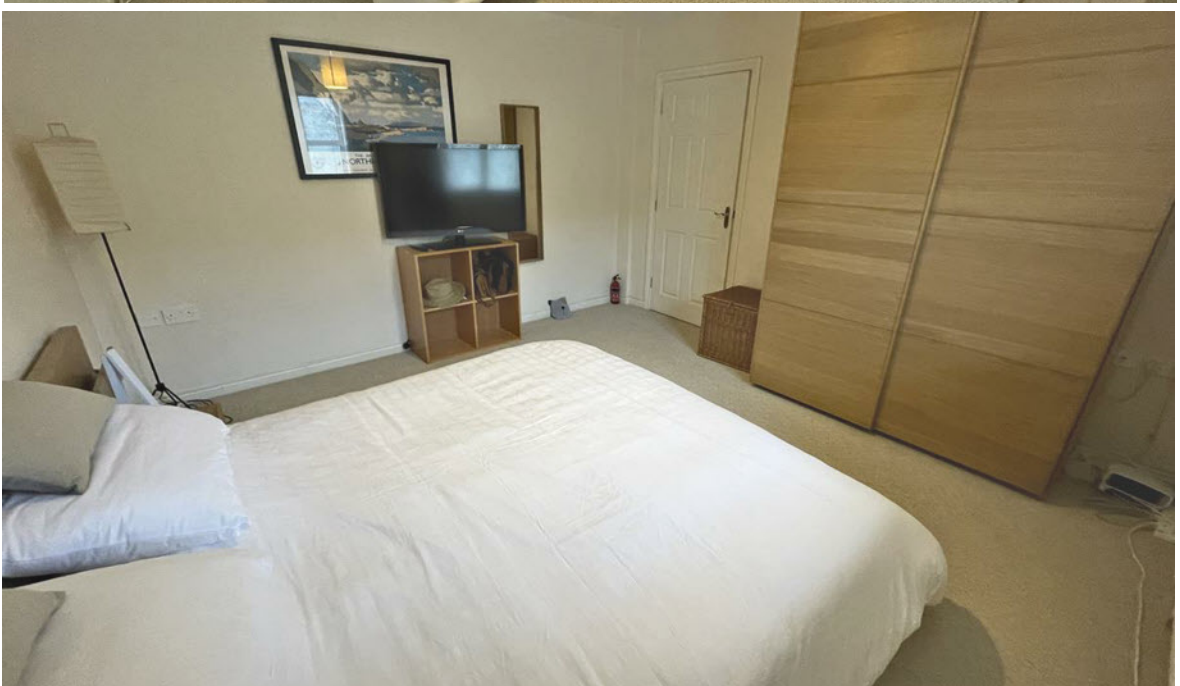
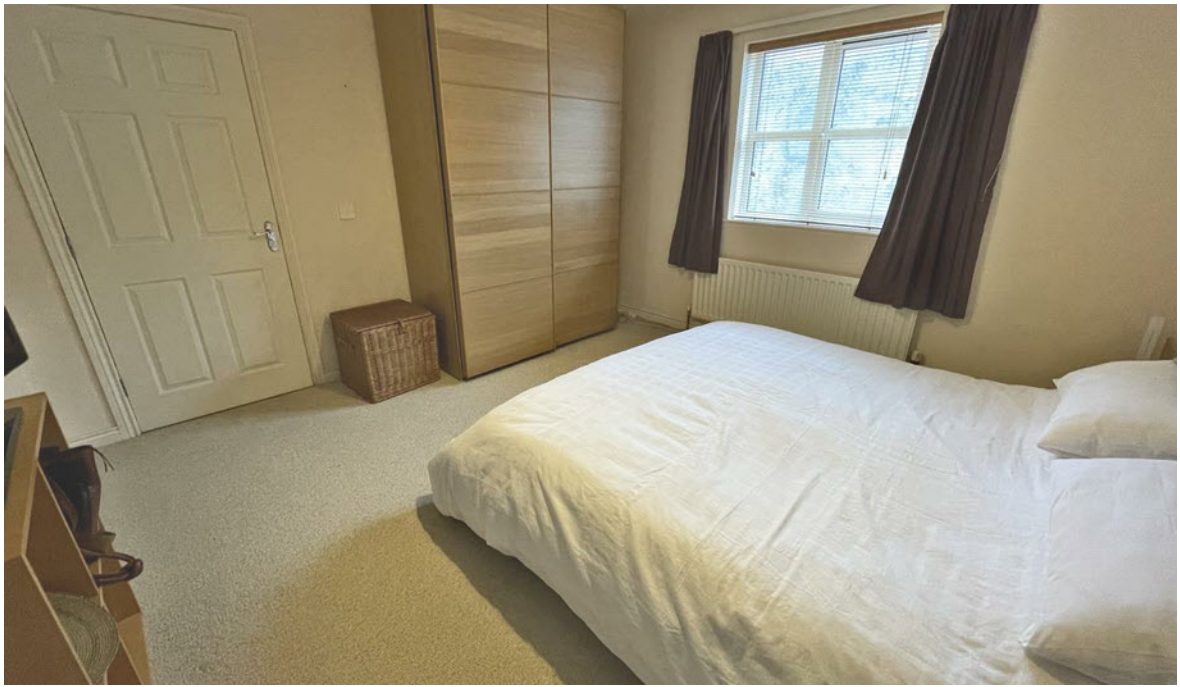
### **BEDROOM 1 (12'7" x 12'11")(3.84m x 3.93m)**

Carpet, power points, telephone point, TV point, blinds.

### **GARAGE (17'1" x 14'3")(5.20m x 4.34m)**

Electric roller door, oil tank, power points.





## **FIRST FLOOR**

### **LANDING**

Carpet, alarm panel, power points, telephone point, access to garage.

### **KITCHEN (12'10" x 12'6")(3.92m x 3.82m)**

Tiled flooring, eye and low level units, stainless steel sink unit, integrated oven and hob with extractor, space for fridge/freezer, space for washing machine, power points, boiler, blinds.

### **LIVING ROOM (17'1" x 12'10")(5.20m x 3.92m)**

Laminate flooring, power points, telephone point, TV point, blinds.

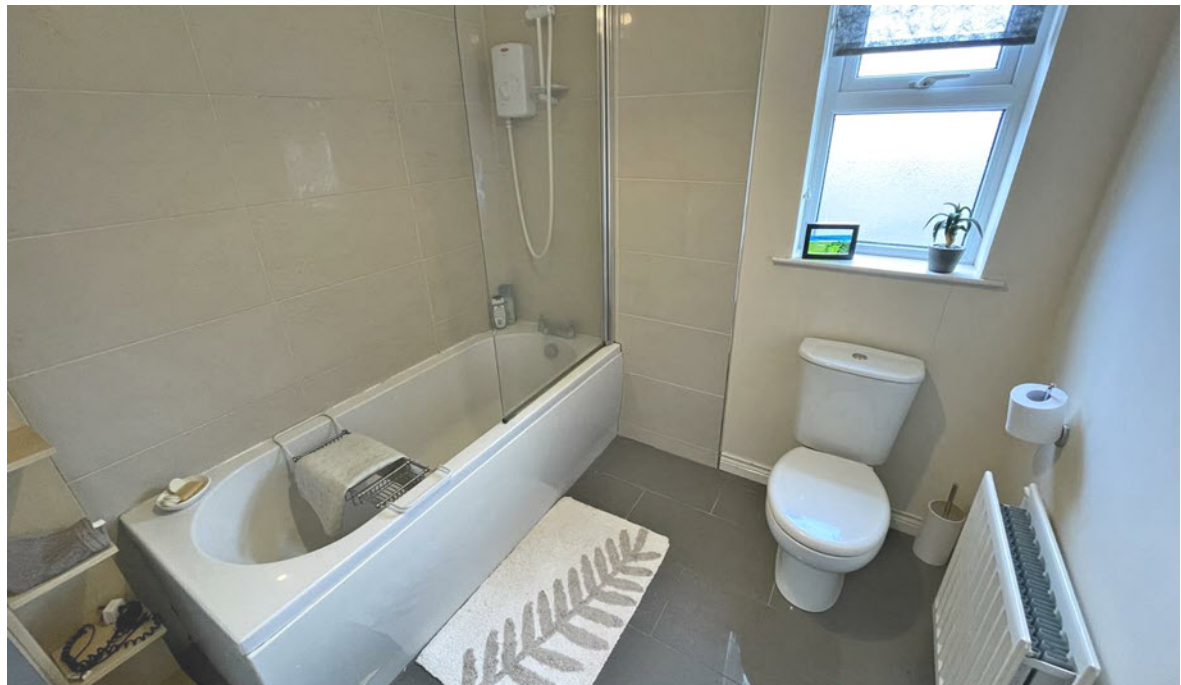
### **BATHROOM (7'5" x 7'0")(2.26m x 2.14m)**

Tiled flooring, WC, pedestal wash hand basin, panel bath with overhead power shower and glass panel, tiled walls, extractor, blind.





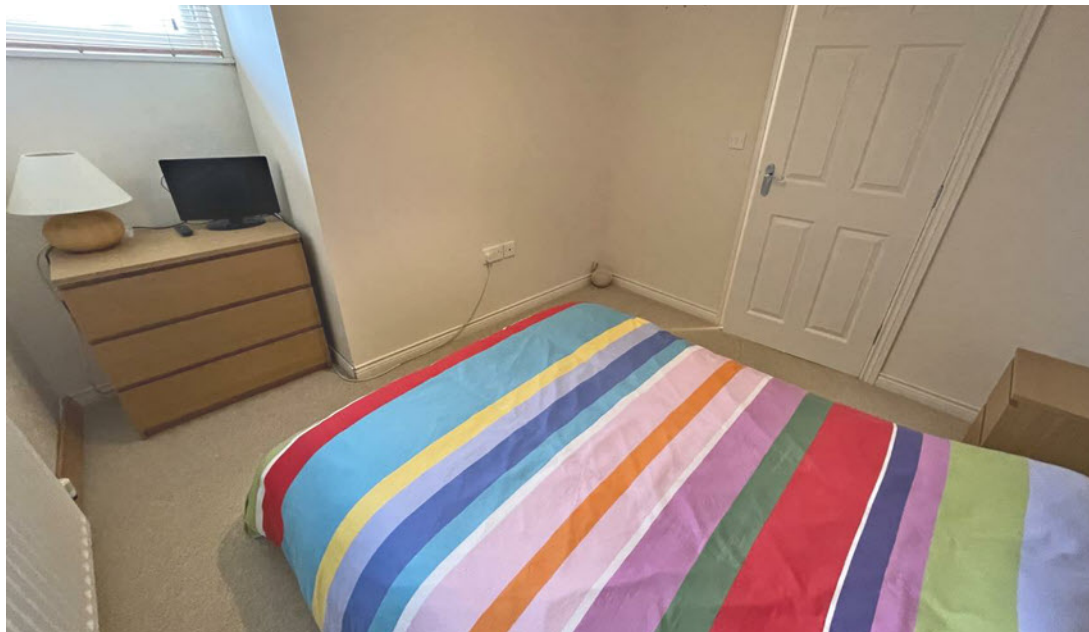


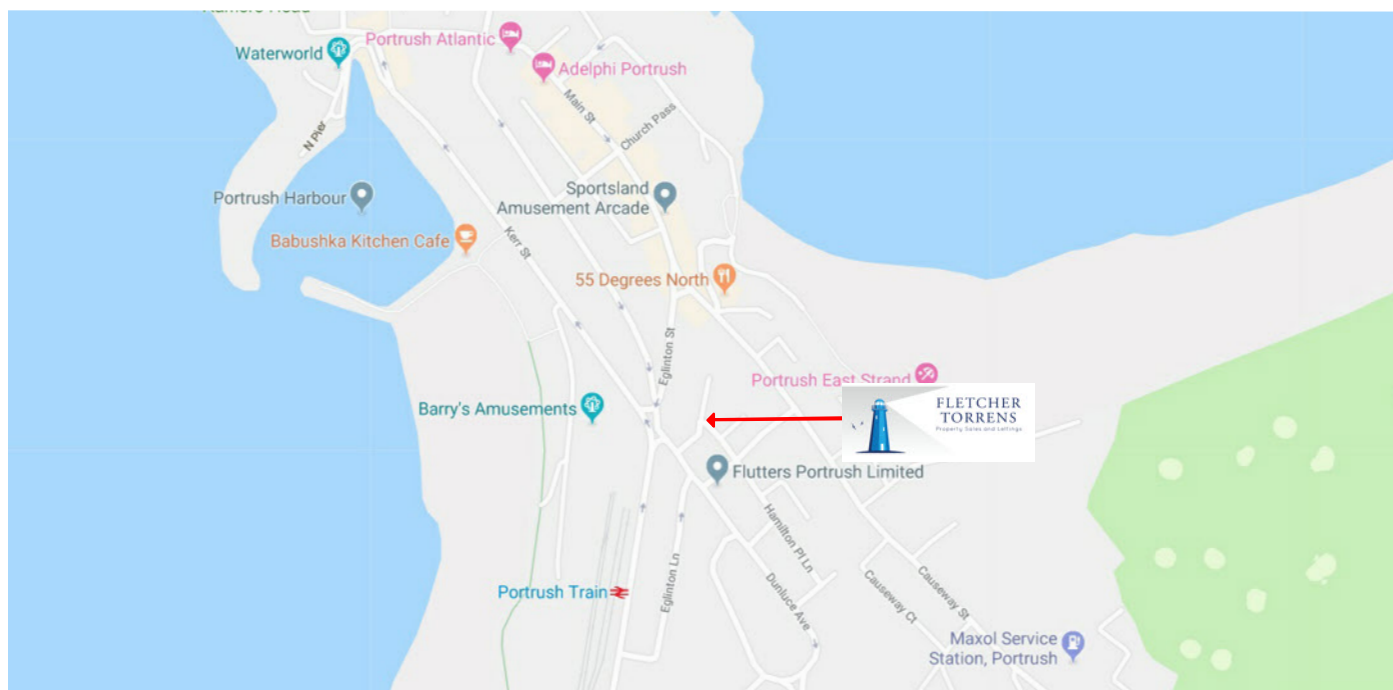


## SECOND FLOOR

### **BEDROOM 2 (10'0" x 11'5" )(3.06m x 3.47m)**

Carpet, power points, TV point, blinds.





## DIRECTIONS

Entering Portrush on the Coleraine Road, take the second exit at the Metropole roundabout onto Eglinton Street, go straight ahead at the roundabout near the fire station, stay in the right hand lane and turn the corner at the Eglinton Hotel, take the first left into Eglinton Lane and the property is located straight ahead.

## 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

### 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](mailto: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](mailto: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.

