



APT 2 63 BEACH ROAD

Portballintrae BT57 8RT

Offers Over
£399,950



FIRST FLOOR APARTMENT

| 3  | 2  | 1 

Occupying a superb position this modern apartment development was constructed in 2017 and finished to an exceptional standard, this first floor apartment offers breathtaking views across Salmon Rock beach, rocky foreshore, surrounding coastline and across the Irish Sea.

KEY FEATURES

- Exceptional first floor apartment in exclusive coastal development
- Spectacular views across beach, rocky foreshore and across the Irish Sea
- Located in the heart of the picturesque village of Portballintrae
- Bright open-plan kitchen, dining, and living space
- Two bay windows maximising the coastal outlook
- Bespoke oak Shaker kitchen with granite worktops
- Three well-proportioned bedrooms; principal with en suite
- Luxury contemporary shower room
- Walk-in utility cupboard and excellent storage throughout
- Allocated parking, communal patio area, and storage shed



ROOM DETAILS

FIRST FLOOR APARTMENT

Entrance

Reception Porch and
Cloaks Area

Hallway

Open Plan

Kitchen/Dining/Living
Space

27'8 x 17'

Bedroom One

10'10 x 9'11

En Suite Shower Room

Bedroom Two

13'9 x 8'10

Bedroom Three

10'4 x 9'11

Shower Room

9'3 x 5'5

OUTSIDE

*Rear Parking and
Communal Patio*



DIRECTIONS

As you enter Portballintrae from Ballgahmore Road, turn right onto Beach Road and continue all the way around. Apartment 2 63 Beach Road is located on the right hand side just before the Salmon Rock Beach Car Park.



THE LOCAL AREA

Portballintrae is a picturesque coastal village in Northern Ireland, renowned for its quaint horseshoe harbour, sandy beaches, and relaxed seaside atmosphere. Located just four miles east of Portrush, it serves as an ideal base for exploring the spectacular Causeway Coast, featuring easy walking trails to the Giant's Causeway and the dramatic Dunluce Castle



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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