



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

PORTRUSH

5 Old Castle Court

BT56 8GR

Offers Over £395,000

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This stunning three bedroom first and second floor duplex apartment, built around 2002 by the highly regarded Kennedy Group, offers spacious, contemporary living in one of the North Coast's most scenic settings. Finished to a high standard, the apartment boasts uninterrupted views over Ballyreagh Golf Course and the shimmering sea beyond. Nestled in a development primarily made up of holiday homes, it presents the perfect opportunity for those seeking a relaxing coastal getaway or a stylish second home. Just a short drive from both Portrush and Portstewart, you'll also enjoy proximity to top-class golf courses, fine dining, and a variety of leisure activities. Early viewing is strongly advised—properties in this sought after location don't stay available for long!

Leaving Portrush heading to Portstewart on the Ballyreagh Road, Old Castle Court will be on your left hand side just after Tides Restaurant and before the entrance to Ballyreagh Golf Course. No.5 is situated on the front row but accessed from the rear.

ACCOMMODATION COMPRISES:

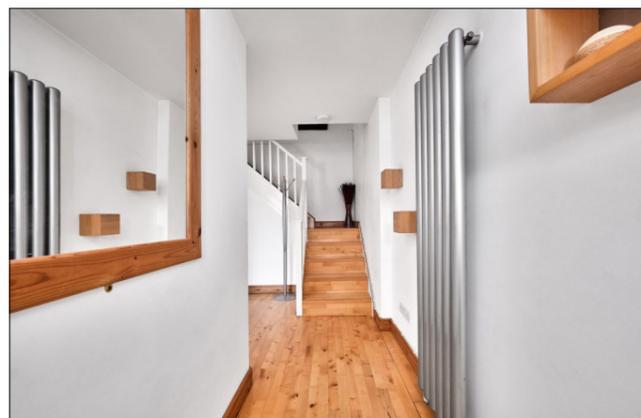
GROUND FLOOR:

With stairs to first floor.

FIRST FLOOR:

Entrance Hall:

3'11 wide with under stairs storage cupboard, feature vertical radiator and laminate wood floor.



Bedroom 1:

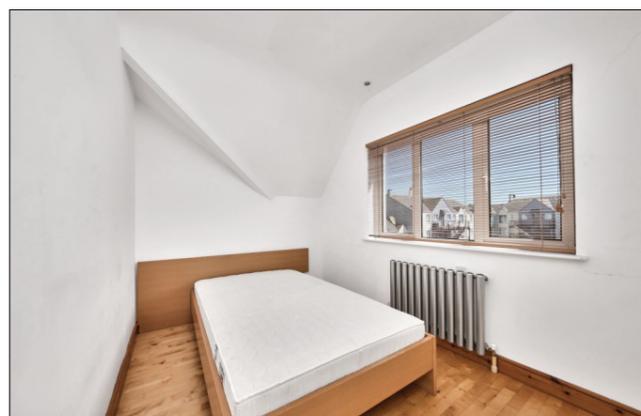
With built in shelves, built in wardrobe and laminate wood floor. 12'4 x 9'10

Ensuite off with W.C., floating wash hand basin, fully tiled walk in shower cubicle and fully tiled walls.



Bedroom 2:

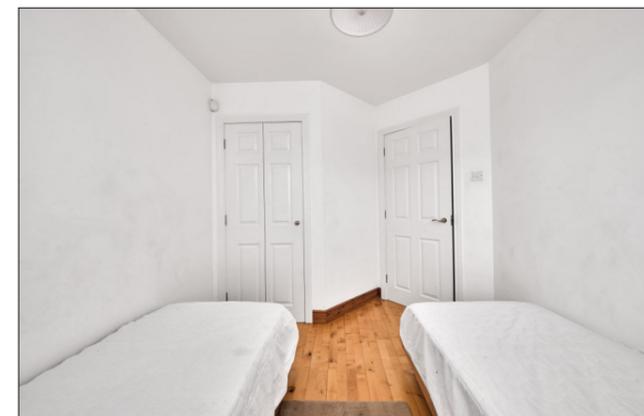
With laminate wood floor. 9'2 x 8'5



SECOND FLOOR:

Bedroom 3:

With built in wardrobe and laminate wood floor. 12'10 x 7'10



Bathroom:

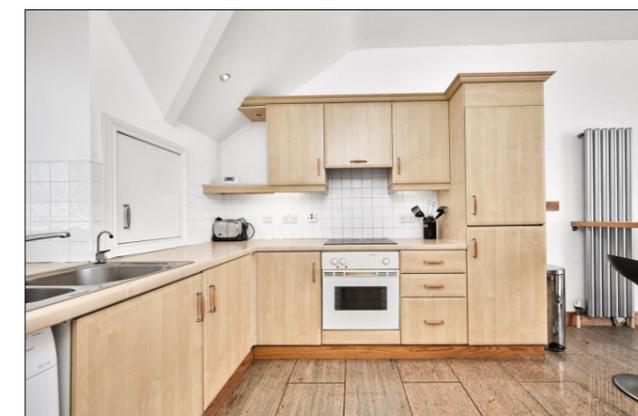
With white suite comprising W.C., wash hand basin with storage below, shower over bath, fully tiled walls, chrome towel rail, extractor fan, recessed lighting and tiled floor.



Open Plan Lounge/Kitchen/Dining Area:

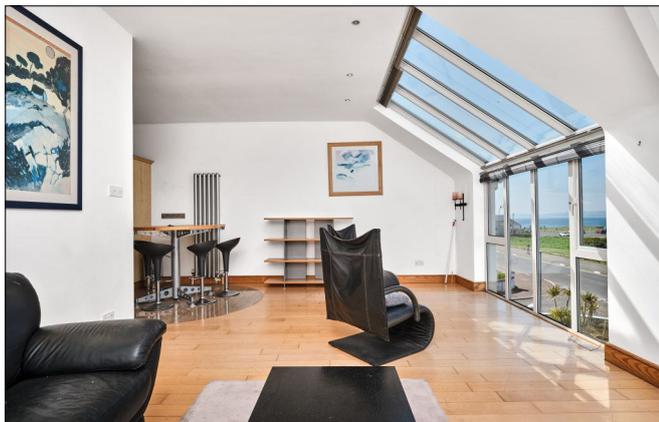
Kitchen:

With bowl and a half stainless steel sink unit, high and low level built in units with tiling between, integrated oven, ceramic hob with extractor fan above, drawer bank, integrated fridge freezer, breakfast bar with seating below, plumbed for automatic dishwasher, integrated washing machine, feature vertical radiator, recessed lighting and tiled floor. 13'3 X 11'11



Lounge/Dining:

With patio door to balconette, partial glass roof, feature vertical radiator, recessed lighting, laminate wood floor and stunning views of sea, golf course and Donegal headlands. 22'10 x 16'3



EXTERIOR FEATURES:

Private parking to front and rear. Outdoor storage unit on ground floor below external staircase.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Stunning Sea, Gold Course & Donegal Headland Views
- ** Balconette To Front To Enjoy Sunsets Over Donegal

CAPITAL VALUE:

£175,000 (Rates: £1790.25 p/a approx.)

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become shareholders in a management company formed to provide buildings insurance and maintain communal areas. **Current Service Charge is £880.00** per annum approx. (07.05.25) Assessed annually. No restrictions on short and long term lets. Domestic pets are permitted with permission from the Management Company providing said pets do not cause a nuisance.

