



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

**FREE INDEPENDENT FINANCIAL ADVICE**

**Mortgage Services:**

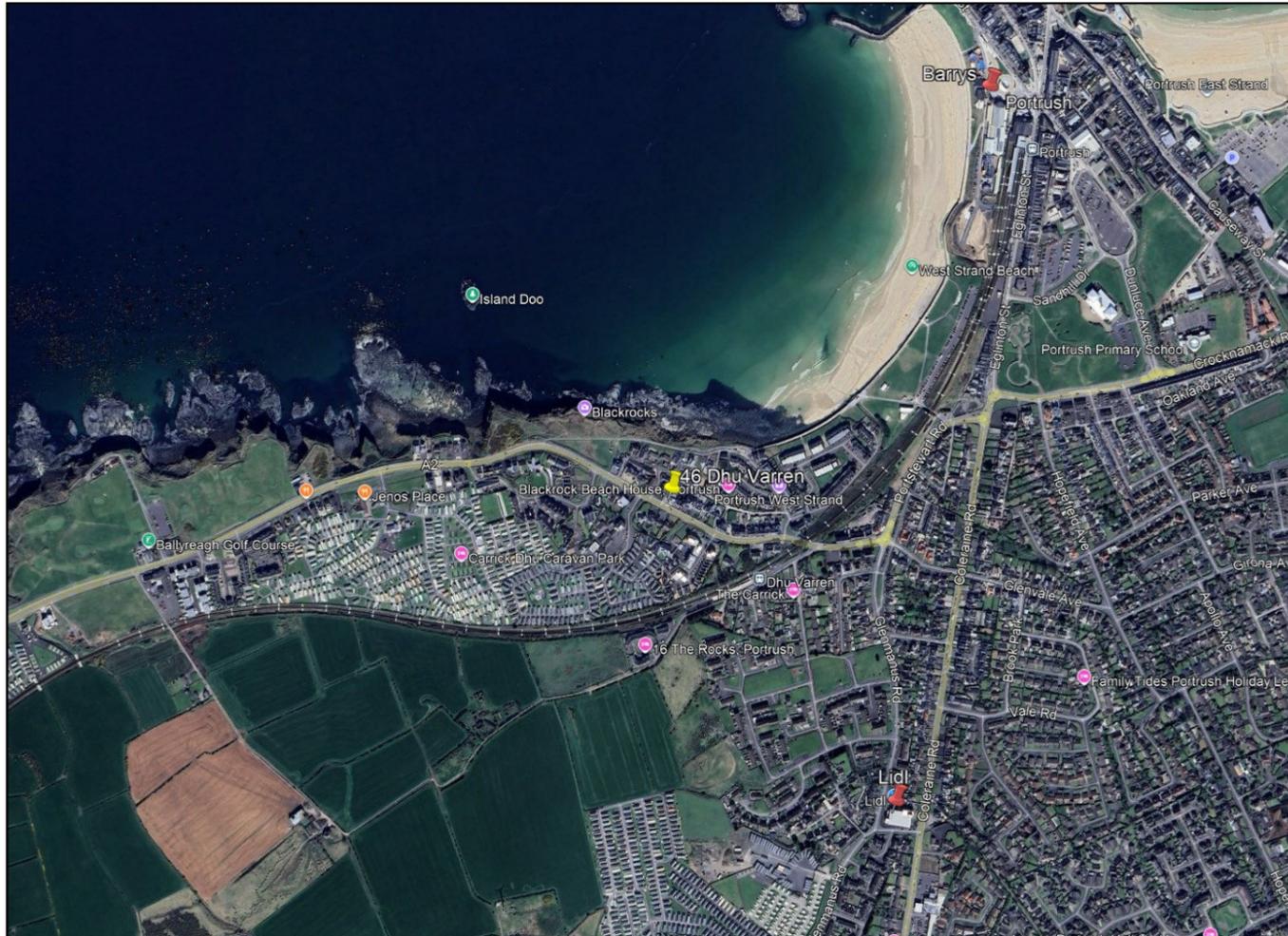
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- Mortgage Protection
- Life Insurance
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- Income Protection
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- Landlord Insurance



# ARMSTRONG GORDON



**46 DHU VARREN**  
4 APARTMENTS



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTRUSH

Blackrock Apartments

46D Dhu Varren

BT56 8EW

Offers Over £425,000

028 7083 2000  
www.armstronggordon.com

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Armstrong Gordon are delighted to offer for sale this beautifully refurbished apartment situated within an exclusive block of just four properties at No.46 Dhu Varren, Portrush – a prime location just a short stroll from the stunning West Strand Beach and the vibrant town centre. This apartment offers the perfect blend of modern comfort and coastal charm, having been comprehensively renovated to a high standard throughout. Whether you are looking for a full-time residence, holiday home or a smart investment opportunity, this property ticks all the boxes.

46D is a three-bed duplex penthouse over two floors having panoramic sea views plus a top floor sit out glass surround terrace. The new modern kitchen complete with integrated appliances, oil fired central heating system for efficient comfort, upgraded plumbing and electrics throughout, brand new uPVC double-glazed windows for improved insulation and sound proofing, fresh, contemporary decor in every room. This property has private car parking – a rare and valuable feature in this popular seaside town and also a short distance from the golden sands of West Strand Beach and scenic coastal walks, Don't miss this opportunity to secure a turnkey apartment in one of Northern Ireland's most sought after coastal locations. Early viewing is highly recommended.

Leaving Portrush heading to Portstewart on the main coastal road, No.46 Dhu Varren will be located on your right-hand side after the railway bridge towards the sea side of the road.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

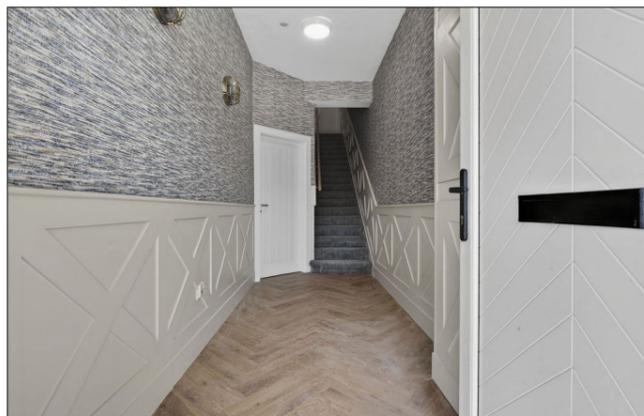
###### Communal Entrance Hall:

With part panelled walls and herringbone wood floor.

##### FIRST FLOOR:

###### Entrance Hall:

2'9 wide with utility cupboard with plumbing for automatic washing machine, recessed lighting and laminate wood floor.



###### Bedroom 1:

With recessed lighting and laminate wood floor.  
9'11 x 8'3

###### Bedroom 2:

With recessed lighting and laminate wood floor.  
10'0 x 8'2



##### Bathroom:

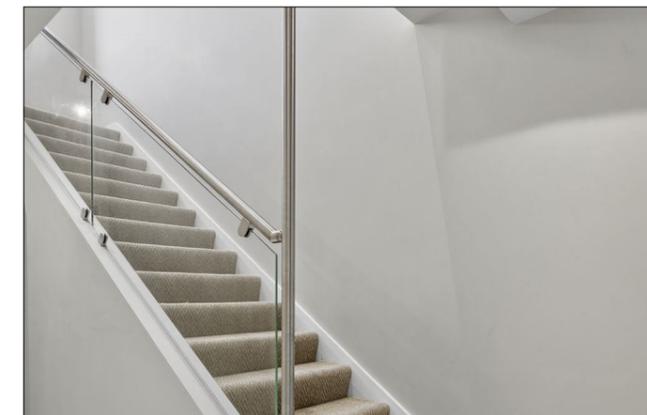
With white suite comprising w.c., wash-hand basin with illuminated mirror above, fully PVC clad walk in shower cubicle with electric shower head, heated towel rail, extractor fan, recessed motion censored lighting and laminate wood floor.



##### Laundry Room:

With space for tumble dryer and plumbed for automatic washing machine. 4'9 x 3'5

##### Glass balustrade staircase leading to:



##### SECOND FLOOR:

###### Open Plan Lounge/ Kitchen/ Dining Area:

28'7 into bay x 12'3

##### Kitchen:

With bowl and half single drainer stainless steel sink unit, wood-effect worktop with upstands, integrated fridge freezer, ceramic hob, integrated oven with extractor fan above, integrated dishwasher, recessed lighting, laminate wood floor and composite step leading to sun fold doors onto composite balcony area with uninterrupted panoramic views across Atlantic Ocean, West Strand Beach, Portrush Harbour, Ramore Headland and beyond over to the Donegal Headland.





**Balcony:**

15'10 x 12'11

**Bedroom 3:**

With recessed lighting, 'Velux' window and laminate wood floor. 13'4 x 7'10

**EXTERIOR FEATURES:**

Two allocated parking spaces to rear.

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£70,000 (Rates: £716.10 p/a approx.)

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is to be confirmed.**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.





## **SPECIAL FEATURES:**

### **Internal Finishes**

- Laminate flooring throughout
- New double-glazed windows and doors
- Bi-folding double-glazed doors from living room to roof terrace with panoramic sea and coastal views, finished in composite decking
- MDF painted skirtings and architraves
- Painted internal walls and ceilings throughout
- New kitchen by Harella Kitchens, Coleraine with eye-level and low-level cupboards
- Built-in appliances: dishwasher, fridge freezer, hob and oven
- Bathroom with wall panelling and painted walls

### **Electrical & Home Network Specification**

- Brushed chrome faceplates throughout (USB connections to selected sockets)
- Energy-efficient LED light fittings throughout, with downlighters in main living areas
- TV points to lounge/kitchen and main bedrooms
- Data points adjacent to TV points, wired back to main BT point for future connection
- External lighting above or beside external doors
- Mains-operated smoke, heat, and carbon monoxide detectors (to current regulations)
- Oil-fired central heating with hot water combi boiler
- Door entry system
- Fire alarm system

### **External Finishes**

- Painted render finish
- Communal steps to rear leading to car park
- Communal paved area to side and front of property
- Bitmac car parking area with allocated parking space
- Enclosed bin storage area