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# ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PORTBALLINTRAE

21 Lisnabrack Apartments

Seaport Avenue

BT57 8NP

Offers Over £289,500

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Nestled in the highly sought after Lisnabrack development in the picturesque coastal village of Portballintrae, this beautifully presented three bedroom top floor apartment offers the perfect blend of luxury, comfort and breathtaking surroundings. Boasting sea views, this spacious apartment provides a rare opportunity to enjoy coastal living at its finest. The bright and airy open-plan living area comes with natural light, enhanced by large windows that frame panoramic views of the North Antrim coast. This property is in excellent decorative order throughout.

Once in Portballintrae coming from Portrush, proceed along the Bayhead Road until you reach the first turn on your left which is Seaport Avenue. Go to the very end of the development and Lisnabrack is at the end on the right hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

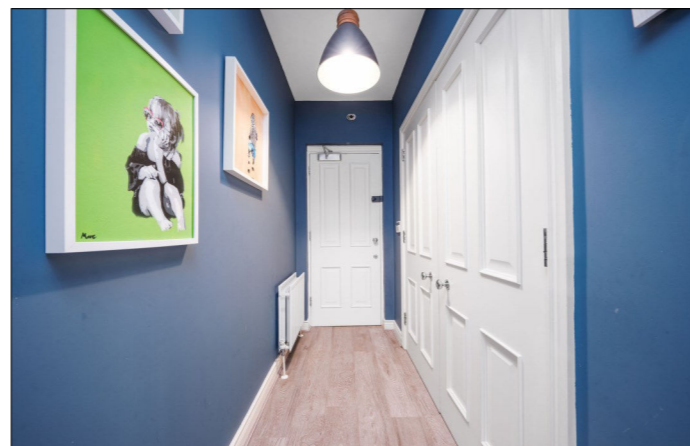
**Communal Entrance Hall:**

With tiled floor and stairs leading to all floors.

**SECOND FLOOR**

**Entrance Hall:**

3'8 wide with double cloaks cupboard housing water tank and laminate wood floor.

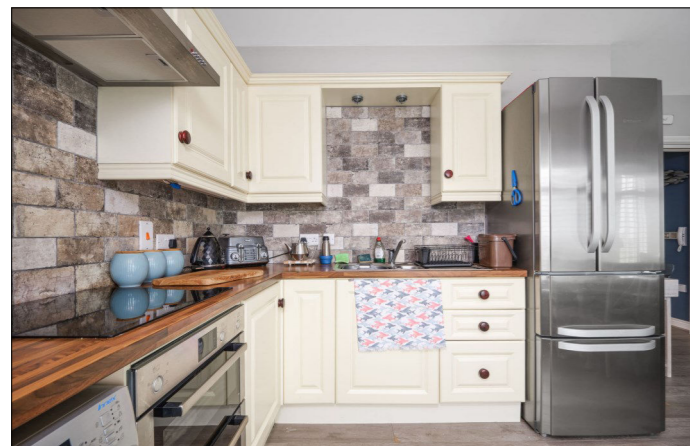
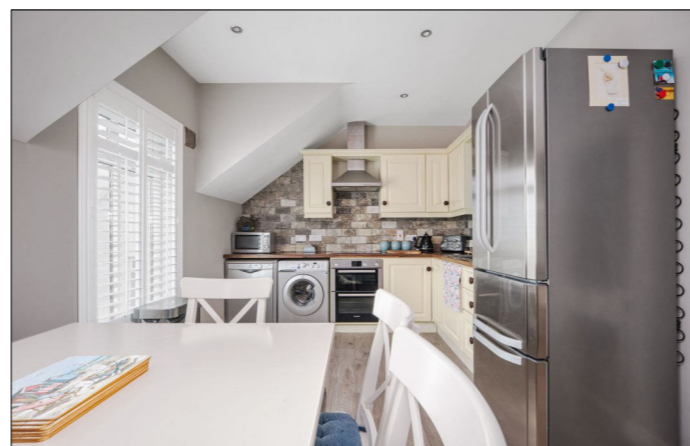


**Open Plan Lounge/Kitchen/Dining Area:**

29'2 x 12'7

**Kitchen:**

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, double eye level oven, stainless steel extractor fan, space for fridge freezer, plumbed for automatic washing machine, dishwasher or tumble dryer, under unit lighting, recessed lighting in pelmets, saucepan drawers, recessed lighting, window shutters, laminate wood floor and sea views.



**Lounge:**

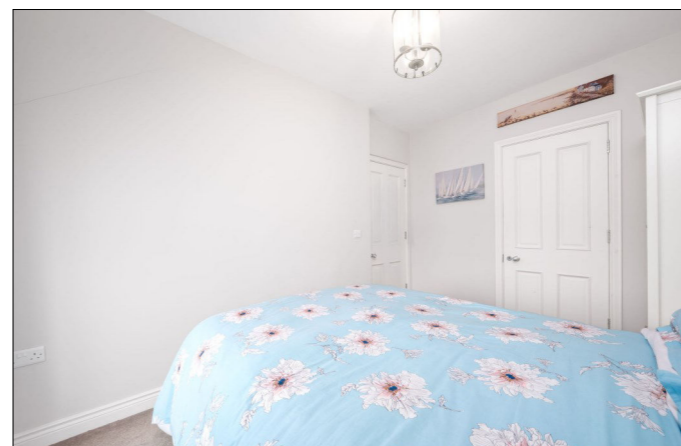
With recessed log burner with slate hearth, window shutters, laminate wood floor and sea views.



**Bedroom 1:**

12'8 x 8'9

Ensuite with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, recessed lighting, extractor fan and tiled floor.



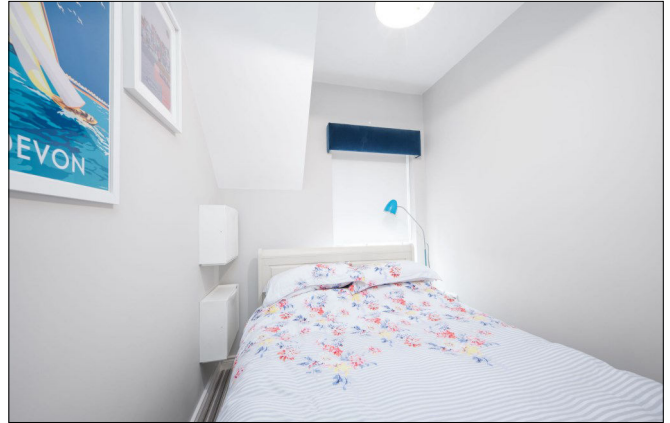
**Bedroom 2:**

13'1 x 8'8



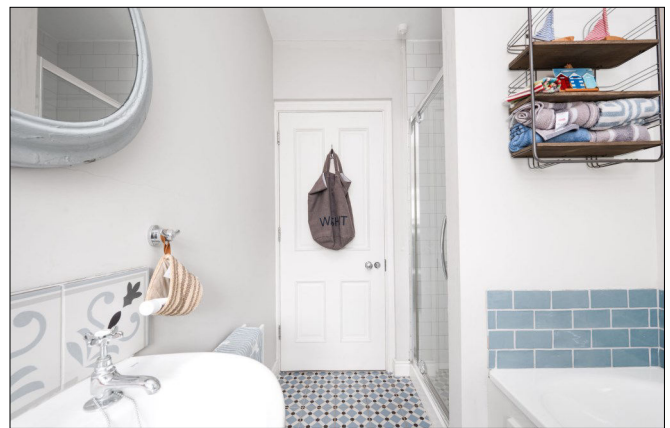
**Bedroom 3:**

9'1 x 6'8



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, bath with tiled surround, fully tiled walk in shower cubicle with mains shower, part tiled walls, shaver point and light, recessed lighting, extractor fan and tiled floor.



**EXTERIOR FEATURES:**

Private car park to front of development. Communal bin store in car park.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Burglar Alarm
- \*\* Intercom System
- \*\* Views Across Atlantic Ocean & Runkerry Head
- \*\* Communal Off Street Parking
- \*\* Well Maintained Communal Gardens

**TENURE:**

Leasehold

**CAPITAL VALUE:**

Not Assessed

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £1670.00 per annum approx. (07.10.25) Assessed annually.**

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



View from living room

