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ARMSTRONG GORDON
& Company Limited 
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

PORTBALLINTRAЕ
14B Bayhead Road
BT57 8RZ
Offers Over £295,000

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This delightful three bedroom apartment is ideally located in the highly sought after seaside village of Portballintrae and is presented in excellent condition throughout. Offering bright, well proportioned accommodation, the property has been carefully maintained to a high standard, making it an ideal permanent residence, holiday home or investment opportunity. The apartment boasts a spacious and inviting living area, perfectly positioned to take advantage of the lovely views across Portballintrae Bay. The windows allow an abundance of natural light to flood the space, creating a calm and airy atmosphere that reflects its coastal setting. The modern kitchen is well appointed with great fittings and ample storage, ideal for both everyday living and entertaining. There are three bedrooms, all tastefully finished, with the principal bedroom benefiting from a particularly pleasant outlook. A modern bathroom completes the accommodation. Situated within easy walking distance of the harbour, beach, coastal walks, and local amenities, the property also enjoys convenient access to Bushmills, the Giants Causeway and the wider Causeway Coast. With its excellent condition, desirable location and beautiful bay views, this apartment represents a rare opportunity to acquire a superb home in one of North Antrim's most picturesque coastal villages.

Travelling into Portballintrae from Portrush, 14B Bayhead will be on your right hand side adjacent to the entrance of Portballintrae Holiday Home Park and before the Bayview Hotel.

ACCOMMODATION COMPRISES:

External spiral staircase leading to:



FIRST FLOOR:

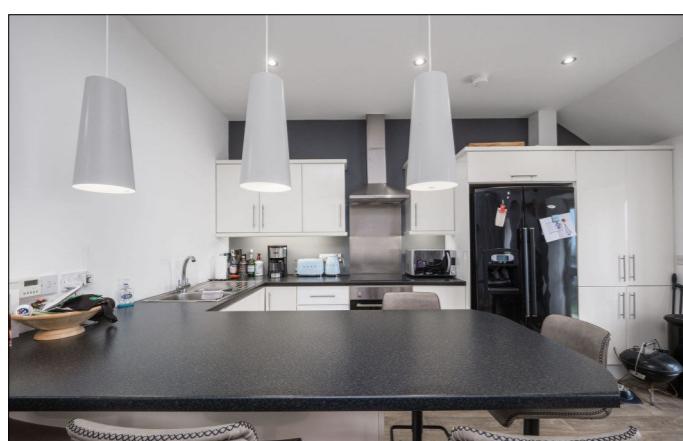
Open Plan Lounge/Kitchen/Dining Area:

21'8 x 18'0



Kitchen/Dining Area:

With bowl and half stainless steel sink unit, high and low level built in units with under unit lighting, integrated ceramic hob, integrated oven, stainless steel splashback and extractor fan above, integrated dishwasher, space for American style fridge freezer, saucepan drawers, breakfast bar with storage below and seating for multiple people, utility cupboard with plumbed for automatic washing machine and space for tumble dryer, larder cupboard and recessed lighting.



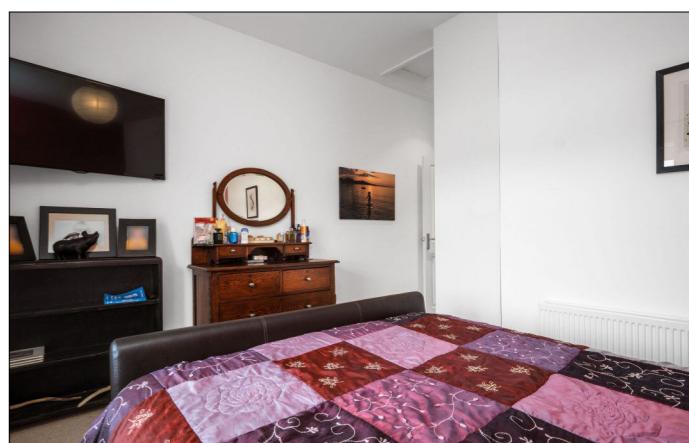
Lounge:

With recessed lighting, feature glass brick window and sea views.



Bedroom 1:

With two double built in wardrobes with over head storage, access to roof space and recessed lighting.
14'9 x 11'10



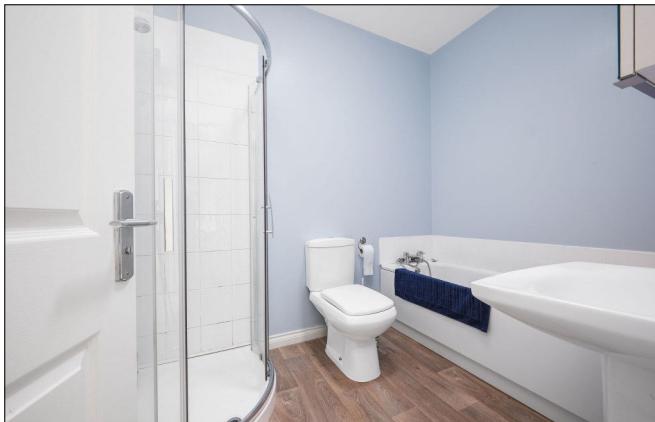
Bedroom 2:

10'11 x 9'11



Bedroom 3:

9'11 x 8'8

**Bathroom:**

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

EXTERIOR FEATURES:

Communal screened area to rear leading to shared storage 12'4 x 7'4. Light to front.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Sea Views To Front Of Property
- ** Central Location With Close Proximity To Beaches & Bayview Hotel

TENURE:

Leasehold

CAPITAL VALUE:

£105,000 (Rates:£1074.15 p/a approx.)

