



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 | | 69 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

PORTBALLINTRAE

5 Seaport

Bayhead Road

BT57 8DN

Offers Over £219,950

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Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

A beautifully presented and ideally positioned two bedroom ground floor apartment, located in the picturesque seaside village of Portballintrae. The property forms part of a block of 20 apartments which were constructed circa 1989. Having been very well maintained with an excellent modern interior, the property is ideal as a holiday home or retirement property in this beautiful part of the North Antrim coastline. We highly recommend early internal appraisal of this delightful property situated in this fantastic location.

Coming into the village of Portballintrae on the Bayhead Road, Seaport apartments will be situated on the opposite side of the road from the former Sweeneys Wine Bar. To gain access go into Dunluce Park and take your first left which will take you to the rear of the building.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

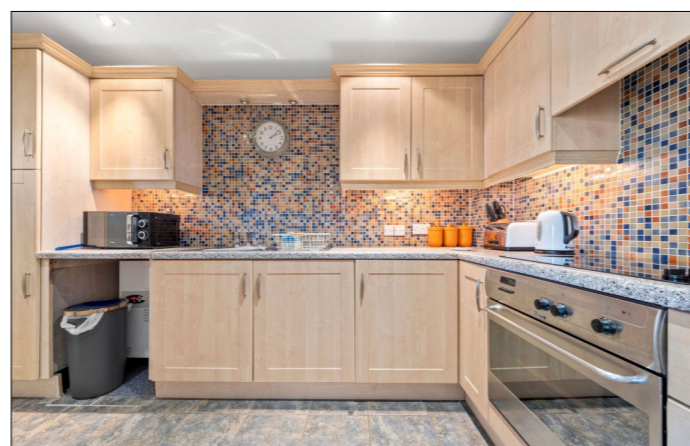
With stairs leading to all floors.

Entrance Hall:

5'1 average with hot press, intercom system and wood floor.

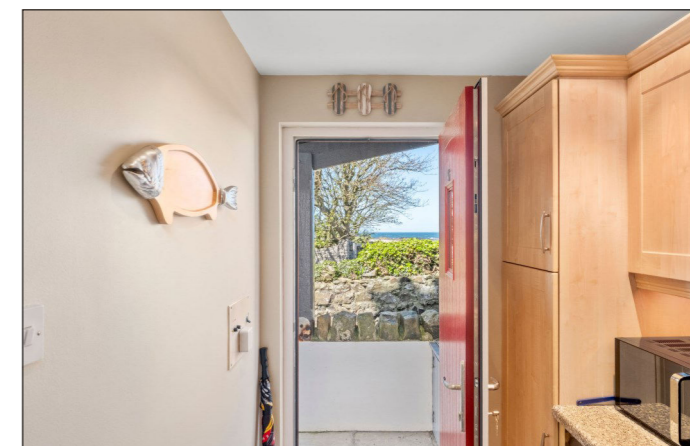
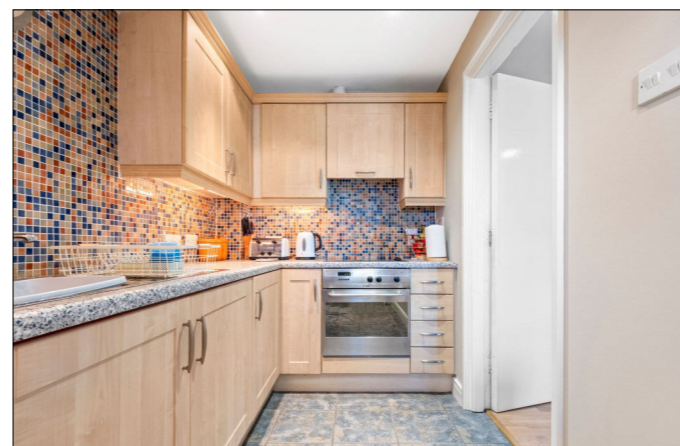
Lounge/Dining Area:

With recessed log burner with slate hearth and wood mantle and views across Atlantic Ocean. 16'4 x 14'8



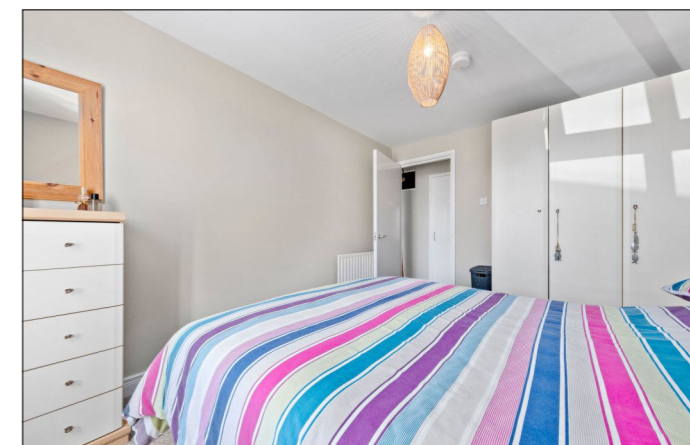
Kitchen:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, under unit lighting, integrated fridge, plumbed for automatic washing machine, integrated ceramic hob, stainless steel oven, extractor fan above, recessed lighting in pelmets, recessed lighting, tiled floor and pedestrian door leading to front of property. 12'0 x 5'11



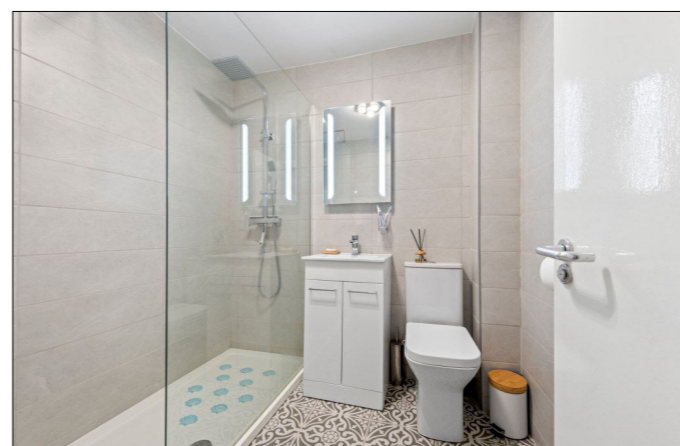
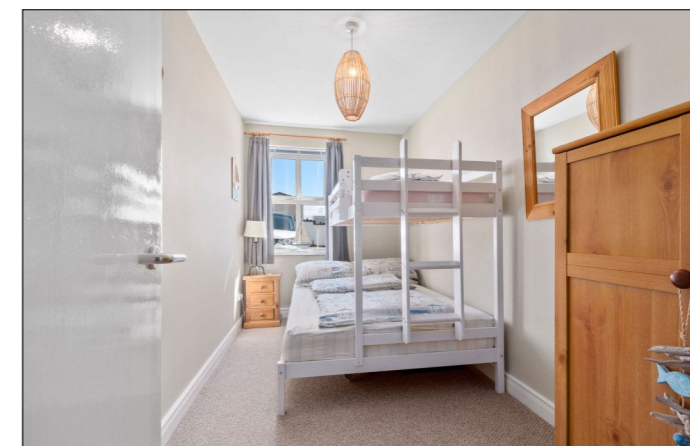
Bedroom 1:

13'0 x 9'6



Bedroom 2:

13'0 x 6'6



Shower Room:

With white suite comprising w.c., wash hand basin with storage below and illuminated mirror above, large fully tiled walk in shower area with mains rainfall shower head, additional telephone hand shower, heated towel rail, extractor fan and tiled floor.

EXTERIOR FEATURES

To front of property there is a lawned area and additional screened area surrounded by attractive stone wall and views of Atlantic Ocean. Storage cupboard and light to front. Screened parking to rear.

SPECIAL FEATURES

- ** Hive Controlled Electric Heating
- ** PVC Double Glazed Windows
- ** Views Of Atlantic Ocean
- ** Private Parking To Rear

TENURE:

Leasehold

CAPITAL VALUE

£90,000 (Rates: £959.00 PA 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 £1170.00 p/a approx. (06.05.26) Pets are not permitted. Short term and long term lets are permitted.**

