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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## PORTBALLINTRAE

6 Dunsandel

43 Beach Road

BT57 8RT

Offers Over £265,000

028 7083 2000  
 www.armstronggordon.com

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

Situated and occupying an enviable position, this delightful two bedroom second floor apartment offers bright accommodation with panoramic views of Portballintrae Bay and the North Atlantic. This convenient and ideal position is in the heart of the North Coast and is practically on the doorstep of the Giants Causeway. The location lends itself to the gateway of many fine attractions including the Old Bushmills Distillery, Championship Golf Courses and the Carrick-a-rede rope bridge. This well maintained apartment is ideally suited for those wishing to acquire a holiday home in this beautiful part of the North Antrim Coast. The selling agent strongly recommends early internal inspection.

Travelling into Portballintrae from Portrush, proceed along Beach Road past the Bayview Hotel. Follow the road around past the harbour and Dunsandel Apartments will be on your right hand side before the car park. No 6 will be top floor right.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

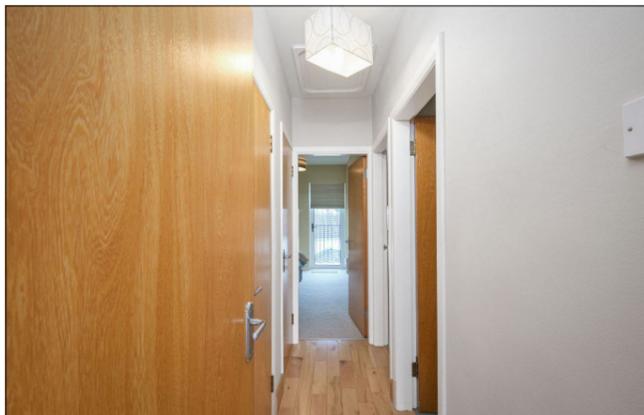
**Communal Entrance Hall:**  
With stair access to all floors.

**SECOND FLOOR:**

**Open Plan Lounge/Kitchen/Dining Area:** 20'6 x 15'2

**Kitchen:**

With undermount single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob, integrated oven, stainless steel extractor fan above, integrated fridge, integrated dishwasher, under unit lighting, drawer bank, solid wood floor and sea views across Portballintrae Bay.



**Lounge:**

With recessed lighting, dimmer control panel, solid wood floor and sliding patio doors leading onto paved balcony with uninterrupted Atlantic Ocean views. Door leading to:



**Rear Hallway:**

With two storage cupboard, access to roof space and solid wood floor.

**Bedroom 1:**

With two single built in wardrobes, headboard, two lockers and partial sea views. 13'6 average x 8'2



**Bedroom 2:**

With built in double wardrobe and PVC pedestrian door leading to small balcony and fire escape with partial sea views. 12'4 x 6'6



### **Shower Room:**

With white suite comprising w.c., wash hand basin set in vanity unit with storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains shower, fully tiled walls, heated towel rail and tiled floor.



### **EXTERIOR FEATURES:**

Outside to front there is a private parking area. Outside to rear there is access to a flagged communal area and common store for storage.

### **SPECIAL FEATURES:**

- \*\* Economy 7 Heating
- \*\* PVC Double Glazed Windows
- \*\* Uninterrupted Sea Views To Front & Partial Seaview From Bedrooms & Kitchen
- \*\* Private Parking To Front

### **TENURE:**

Leasehold

### **CAPITAL VALUE:**

£100,000 (Rates: £1023.00 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 £1200.00 per annum approx. (13.03.26)**

Domestic pets are permitted with permission from the Management Company providing said pets are kept under proper control at all times and do not cause any disturbance to other residents. Short term lets not permitted. Long term lets permitted (6 months plus).



