



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

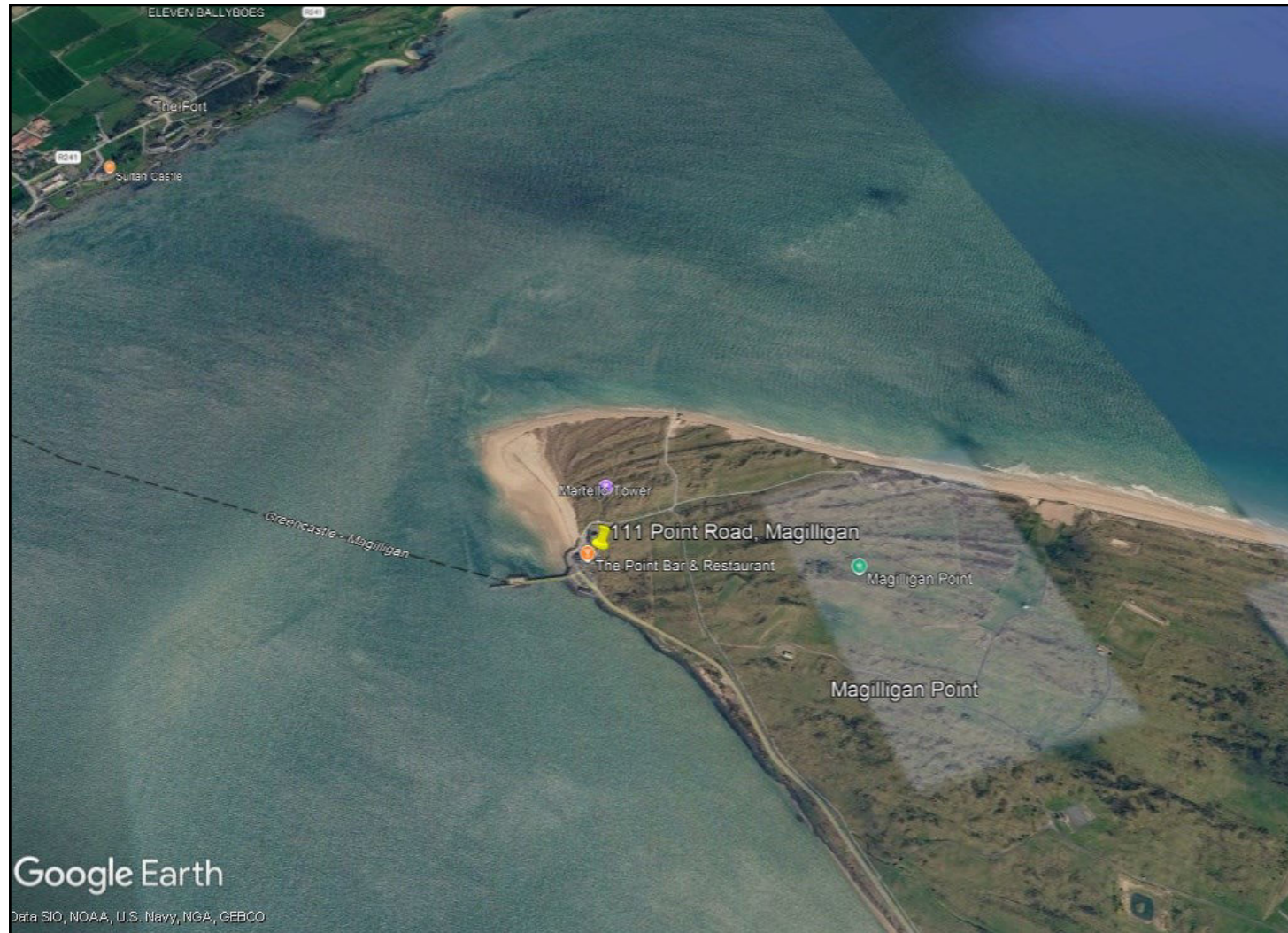
- First Time Buys
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- Remortgaging
- Holiday/ Second Homes
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- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



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	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MAGILLIGAN

111 Point Road

6 Martello Park

BT49 0LP

Offers Over £139,500

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

Martello Park at Magilligan Point is a development of only seven holiday homes. The location is on the famous North Coast of Ulster, right on one of the longest and most beautiful beaches in Western Europe and one which has held blue flag status continuously for many years. This is a once in a lifetime opportunity for a potential purchaser to obtain a truly unique holiday home in an area of recognised outstanding natural beauty. The property itself is built from concrete block, with a natural slate roof. All windows and doors are of uPVC, and as such, are practically maintenance free. Internally the property is both bright and spacious and benefits from the open plan living room and kitchen being on the first floor to take full advantage of the fantastic views of Lough Foyle and Donegal. We highly recommend early internal appraisal.

After Castlerock proceed through Downhill onto the Seacoast Road. Turn right at the turn off for the Greencastle ferry onto Point Road. Proceed past HMP Magilligan and to the very end of the road.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

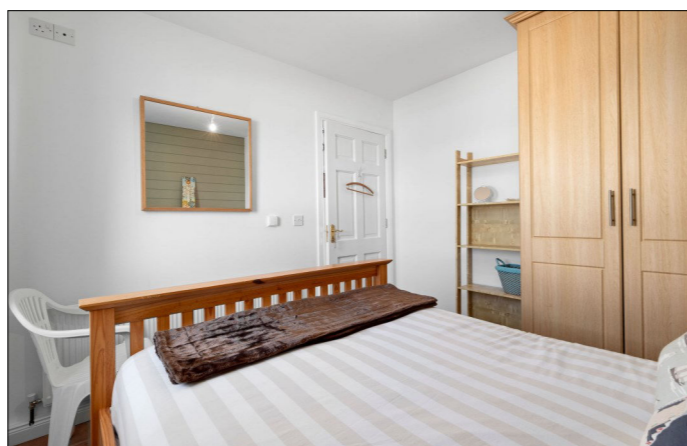
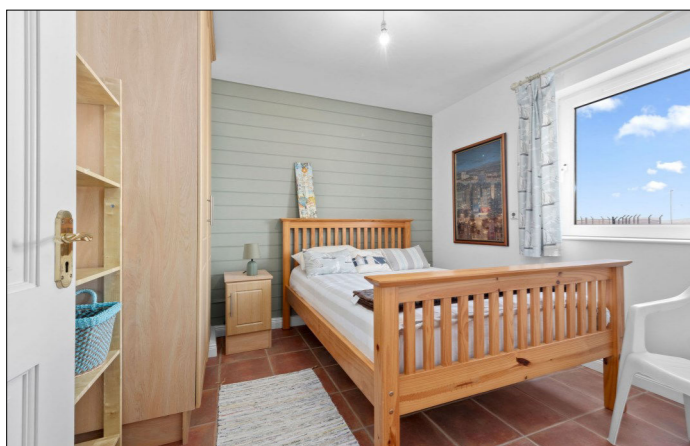
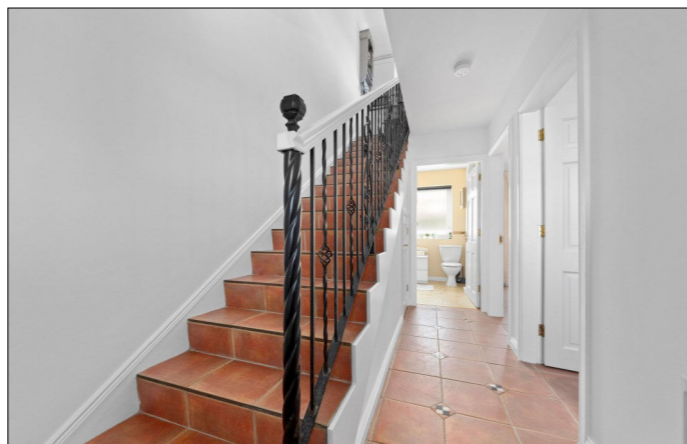
Hardwood front door with double glazing.

Entrance Hall:

With under stairs storage cupboard and tiled floor.

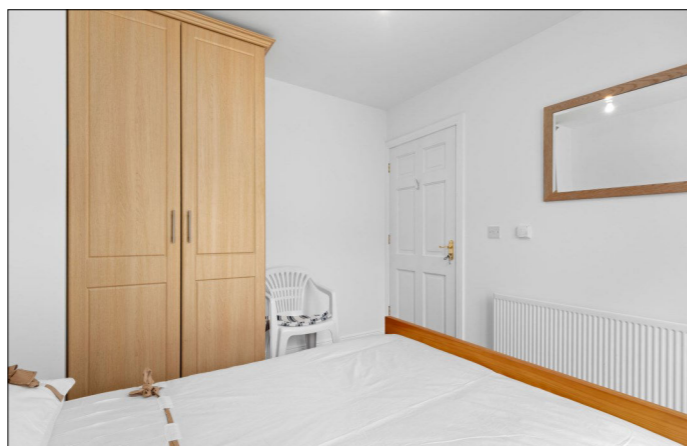
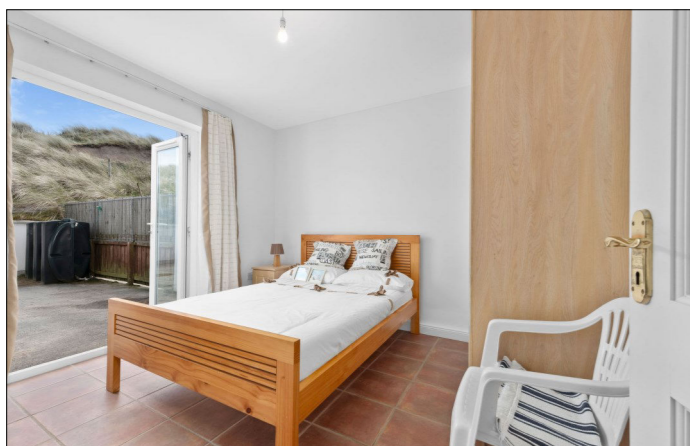
Bedroom 1:

With built in wardrobe and tiled floor. 10'2 x 9'8



Bedroom 2:

With built in wardrobe, tiled floor and PVC French doors leading to enclosed rear yard. 10'2 x 9'8



Shower Room:

With white suite comprising w.c. wash hand basin with illuminated mirror above, fully tiled walk in shower cubicle with 'Creda' electric shower, tiled walls and tiled floor.



FIRST FLOOR:

Open Plan Lounge/Kitchen/Dining Area:

20'4 x 16'2 overall

Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated oven, hob and concealed extractor fan above, integrated dishwasher and 'Indesit' washing machine, integrated 'LG' fridge freezer, drawer bank, tiled floor, high vaulted wood sheeted ceiling with recessed lighting and views across Magilligan Strand, Lough Foyle and Donegal Hills.



Lounge/Dining Area:

With feature Inglenook fireplace with open fire, raised slate hearth and wood mantle, feature corner window, recessed lighting and tiled floor.





EXTERIOR FEATURES:

Outside to front there is a screened and brick paviour patio area. Two car parking spaces to front. Outside to rear there is an enclosed yard housing boiler and oil tank. Light and tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Superb Views Of Magilligan Strand, Lough Foyle & Donegal Hills
- ** Magilligan Strand/Martello Tower On Your Doorstep

TENURE:

Leasehold

CAPITAL VALUE:

£70,000 (Rates: £746.00 p/a approx.)

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 £1200.00 per annum approx. (14.04.26)**

Domestic pets are permitted with permission from the Management Company providing said pets are kept under proper control at all times. The property is designated for self-catering holiday accommodation only and is not permitted for use as a permanent residence.

