



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

PORTRUSH

Blackrock Apartments

46B Dhu Varren

BT56 8EW

Offers Over £295,000

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We are delighted to offer for sale this beautifully refurbished apartment situated within an exclusive block of just four properties at No.46 Dhu Varren, Portrush—a prime location just a short stroll from the stunning West Strand Beach and the vibrant town centre. This apartment offers the perfect blend of modern comfort and coastal charm, having been comprehensively renovated to a high standard throughout. Whether you are looking for a full-time residence or a smart investment opportunity, this property ticks all the boxes. 46B is a three-bed apartment with sea view from the rear lounge and offers a new modern kitchen complete with integrated appliances, oil fired central heating system for efficient comfort, upgraded plumbing and electrics throughout, brand new uPVC double-glazed windows for improved insulation and sound proofing, fresh, contemporary decor in every room. This property has private car parking – a rare and valuable feature in this popular seaside town which is also just a short distance from the golden sands of West Strand Beach and scenic coastal walks. Do not miss this opportunity to secure a turnkey apartment in one of the North Coast’s most sought after coastal locations. Early viewing is highly recommended.

Leaving Portrush heading to Portstewart on the main coastal road, No.46 Dhu Varren will be located on your right-hand side after the railway bridge towards the sea side of the road.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With part panelled walls and herringbone wood floor.

Entrance Hall:

2’11 wide with recessed lighting and laminate wood floor.

Open Plan Lounge/Kitchen/Dining Area: 22’6 x 14’0

With bowl and half single drainer stainless-steel sink unit, high and low level units with stone-effect worktops and upstands, integrated fridge freezer, integrated ceramic hob and oven, dishwasher, concealed extractor fan above, breakfast bar, concealed bin cupboard, shelved larder cupboard, recessed lighting, laminate wood floor and view across Atlantic Ocean, West Strand Beach and Portrush Harbour.



Bedroom 1: (Into bay)

With recessed lighting. 12’4 x 12’3



Bedroom 2: (Into bay)

With recessed lighting. 12’5 x 9’10



Bedroom 3: (Into bay)

With recessed lighting. 9’10 x 7’9



Bathroom:

With white suite comprising w.c., wash-hand basin with storage below and illuminated mirror above, PVC clad walk-in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, recessed lighting and under stairs cupboard with plumbing for automatic washing machine.



EXTERIOR FEATURES:

Allocated parking space to rear.

TENURE:

Leasehold

CAPITAL VALUE:

£80,000 (Rates: £818.40 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 TBC.**

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



SPECIAL FEATURES:**Internal Finishes**

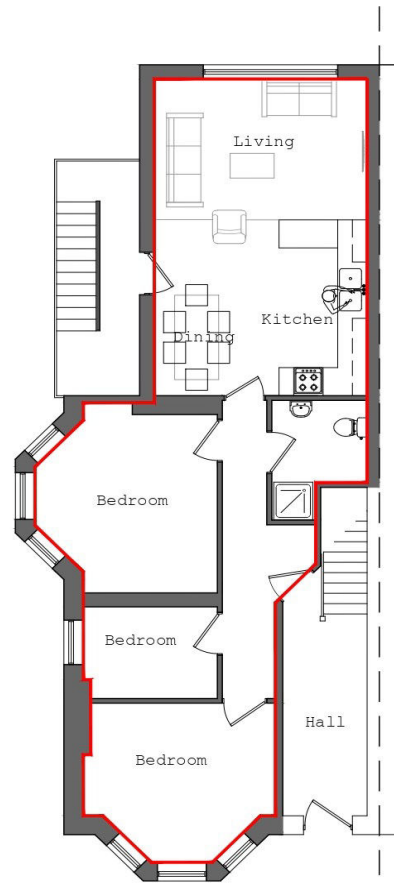
- Floors finished with Oak Whitewash Laminate Flooring; carpets in bedrooms
- New double-glazed windows and doors throughout
- Large living room window with sea views
- MDF painted skirtings and architraves
- Painted internal walls and ceilings throughout
- New kitchen by Harella Kitchens, Coleraine with eye-level and low-level cupboards
- Built-in appliances: dishwasher, fridge freezer, hob and oven
- Bathroom with wall panelling, painted walls, and built-in laundry cupboard

Electrical & Home Network Specification

- Brushed chrome faceplates throughout (USB connections to selected sockets)
- Energy-efficient LED light fittings throughout, with downlighters in main living areas
- TV points to lounge/kitchen and main bedrooms
- Data points adjacent to TV points, wired back to main BT point for future connection
- External lighting above or beside external doors
- Mains-operated smoke, heat, and carbon monoxide detectors (to current regulations)
- Oil-fired central heating with hot water combi boiler
- Door entry system
- Fire alarm system

External Finishes

- Painted render finish
- Communal paved area to side and front of property
- Bitmac car parking area with allocated parking space
- Enclosed bin storage area
- Walking distance to West Strand and town centre



Ground
Floor

Date: August 2024	Project: Property at 46 Dhu Varren Portrush	All discrepancies to be reported to the architect immediately. All dimensions to be verified by contractor on site prior to any works. © All rights reserved. All drawings and written materials herein constitute original and unpublished work of the architect and must not be duplicated, used or disclosed without the written consent of the architect.	Date: _____	a: 41 Dromona Road Cullybackey BT42 1NT	
Dwg. No: 2024 - KS - 2			Amendment: _____	m: 07720075673	
Scale: 1:100	Content: Title Map Flat B		Description: _____	e: info@rbarchitecture.co.uk	