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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 49 E | 52 E |
| 21-38 | F | | |
| 1-20 | G | | |

PORTBALLINTRAE

1 Bayhead House

BT57 8PW

Offers Over £275,000

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With its superb location on the edge of Portballintrae’s horseshoe bay, this bright and airy two bedroom ground floor apartment offers panoramic views of the harbour and Atlantic beyond. It is the perfect gateway for exploring the North Coast of Northern Ireland. Within easy reach are the Giant's Causeway, Championship Golf Courses, Dunluce Castle, Bushmills Distillery, Carrick-a-Rede Rope Bridge and fabulous beaches. The apartment has an open plan layout, is well maintained and comes with two parking spots. It 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, Bayhead Apartments are on your right hand side directly in front of the bay and only a two minute walk to the Bayview Hotel.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:

With stairs to all floors, tiled floor and access to rear garden area.

Entrance Porch:

4’5 wide with glass panel door and glass panels to side leading to;

Entrance Hall:

4’5 wide with storage cupboard, glass panel door and glass panels to side leading to;



Open Plan Lounge/Kitchen/Dining Area: 24’1 x 15’0

Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level units with tiling between, integrated gas hob, oven, concealed extractor fan above, space for fridge, plumbed for automatic washing machine, plumbed for automatic dish washer, shelving, saucepan drawers, gas boiler, tiled floor and uninterrupted views of Atlantic Ocean and Portballintrae Harbour.



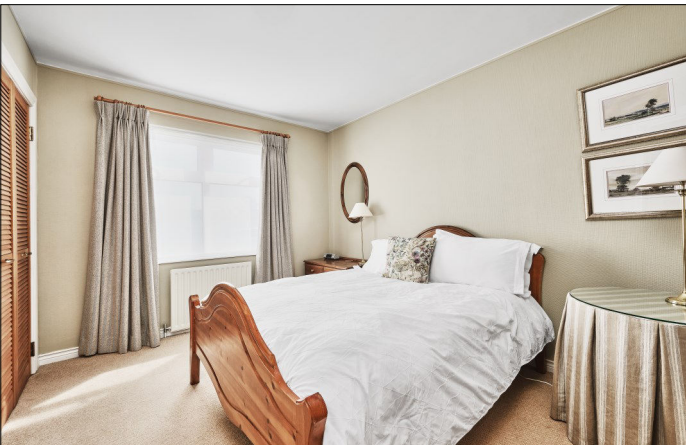
Lounge:

With recessed gas fire with tiled hearth and pine mantle, feature corner window with views across Atlantic Ocean and Portballintrae Harbour.



Bedroom 1:

With triple wardrobe with louvre style doors. 11’8 9’6



Bedroom 2:

11'3 x 7'10

**Shower Room:**

With 'Laufen' w.c., wash hand basin with glass storage cabinets above, large fully tiled walk in shower area with mains rainfall shower system, additional telephone hand shower, heated towel rail, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Communal garden to rear is fenced with paviour patio area with screened area. Communal storage shed. Light to front and rear. Tap to rear. Two designated parking spaces in private car park to front.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (NEST– Installed in 2023)
- ** PVC Double Glazed Windows
- ** Worcester Boiler (Installed in 2023)
- ** Two Designated Parking Spaces In Private Car Park
- ** Uninterrupted Views Across Atlantic Ocean & Portballintrae Harbour

TENURE:

Leasehold

CAPITAL VALUE:

£90,000 (Rates: £920.70 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 £1,630 p/a approx.**

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

