



55A BEACHROAD, PORTBALLINTRAIE



X 4



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £365,000

55A BEACH ROAD, PORTBALLINTRAIE

A well presented four bedroom duplex apartment within a converted Victorian townhouse, enjoying open sea views across Runkerry Strand and the North Antrim coastline. Located on Beach Road, the property is within easy walking distance of Portballintrae harbour, coastal paths and local amenities, with Bushmills and the Giants Causeway close by.

The accommodation is arranged over two floors and centres around a bright open plan kitchen, living and dining area with high ceilings, open fire and large windows taking in the coastal outlook. The ground floor includes two bedrooms, one with an ensuite shower room, along with a separate WC.

Upstairs are two further bedrooms with balconies, plus the main bathroom. Externally, there is a front patio overlooking the sea and allocated car parking to the rear. A spacious coastal apartment suited to a main residence, holiday home or North Coast investment.

FEATURES

- Four bedroom duplex apartment
- Converted Victorian townhouse
- Oil fired central heating
- Double glazing in uPVC frames
- Private front patio with sea views
- Allocated car parking to the rear

ADDITIONAL INFORMATION

TENURE: TBC

ANNUAL RATES: £1,739.10

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444
E: portstewart@philiptweedie.com
W: <https://philiptweedie.com>

ENTRANCE PORCH

1.51 m x 1.07 m (4'11" x 3'6")

Tiled floor.

LOUNGE

7.08 m x 5.16 m (23'3" x 16'11")

Bay window to the front; 3 metre high ceilings; cast iron fireplace with wood surround; cloak cupboard; recessed lighting; open to kitchen area.

KITCHEN

3.92 m x 3.45 m (12'10" x 11'4")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated under counter fridge & freezer; Neff appliances include integrated dishwasher & electric hob; extractor fan over hob; plumbed for washing machine; space for dryer; fitted dining table; tiled floor; recessed lighting; door to the rear.

REAR HALL

Under stairs storage.

BEDROOM 1

3.99 m x 3.08 m (13'1" x 10'1")

Double bedroom to the rear.

ENSUITE

0.99 m x 3.05 m (3'3" x 10'0")

Tiled shower cubicle; toilet; wash hand basin; wall mounted mirror with vanity unit; tiled walls & floor.

BEDROOM 2

2.98 m x 3.19 m (9'9" x 10'6")

Double bedroom to the rear.

FIRST FLOOR

LANDING

Shelved hot press; access to the roof space.

BEDROOM 3

2.98 m x 2.88 m (9'9" x 9'5")

Double bedroom to the rear; Juliet balcony.

BEDROOM 4

3.06 m x 3.39 m (10'0" x 11'1")

Double bedroom to the rear; Juliet balcony.

BATHROOM

1.97 m x 2.68 m (6'6" x 8'10")

Panel bath; tiled shower cubicle; toilet; wash hand basin; wall mounted mirror with vanity unit; part tiled walls; tiled floor.

EXTERIOR FEATURES

- Front patio area with panoramic sea views.
- Off street parking.
- Oil boiler.
- Short walk from Runkerry Beach.



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PHOTOS



