



1 PORTMORE CLOSE, PORTRUSH



X 3



X 1



X 1

| 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 | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 69 | 70 |

OFFERS OVER £195,000

1 PORTMORE CLOSE, PORTRUSH

This beautifully presented ground floor apartment offers bright, well proportioned accommodation in a highly convenient Portrush location. With three great-sized bedrooms, it provides comfortable and flexible living space, ideal for families, downsizers, or anyone seeking an easy to maintain coastal home.

At the heart of the property is a welcoming open plan kitchen, living and dining area, a fantastic space designed for both relaxed everyday living and entertaining guests.

Outside, there is the added benefit of a communal store, perfect for bikes, golf clubs or beach equipment, along with convenient off-street parking. Situated within easy reach of local amenities, shops and transport links, this superb apartment combines space, practicality and a prime location close to everything Portrush has to offer.

FEATURES

- Gas central heating system.
- Double glazing in uPVC frames.
- Off street communal parking.
- Shared exterior store.

ADDITIONAL INFORMATION

TENURE: Leasehold
ANNUAL RATES: £1,125.30
ANNUAL SERVICE CHARGE: £645.00

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 HALL

6.53 m x 1.25 m (21'5" x 4'1")

Shelved linen cupboard; storage cupboard; engineered wood floor.

KITCHEN

2.99 m x 2.96 m (9'10" x 9'9")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; electric oven & hob with extractor unit over; plumbed for washing machine; space for dryer; gas boiler; tiled floor; open to living & dining area.

LIVING & DINING AREA

6.66 m x 4.34 m (21'10" x 14'3")

Engineered wood floor; space for dining; open to the kitchen.

BEDROOM 1

3.83 m x 4.30 m (12'7" x 14'1")

Double bedroom to the rear; engineered wood floor.

BEDROOM 2

3.08 m x 3.78 m (10'1" x 12'5")

Double bedroom to the side; engineered wood floor.

BEDROOM 3

2.48 m x 3.77 m (8'2" x 12'4")

Double bedroom to the front; engineered wood floor.

BATHROOM

3.25 m x 2.08 m (10'8" x 6'10")

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

EXTERIOR

COMMUNAL STORE

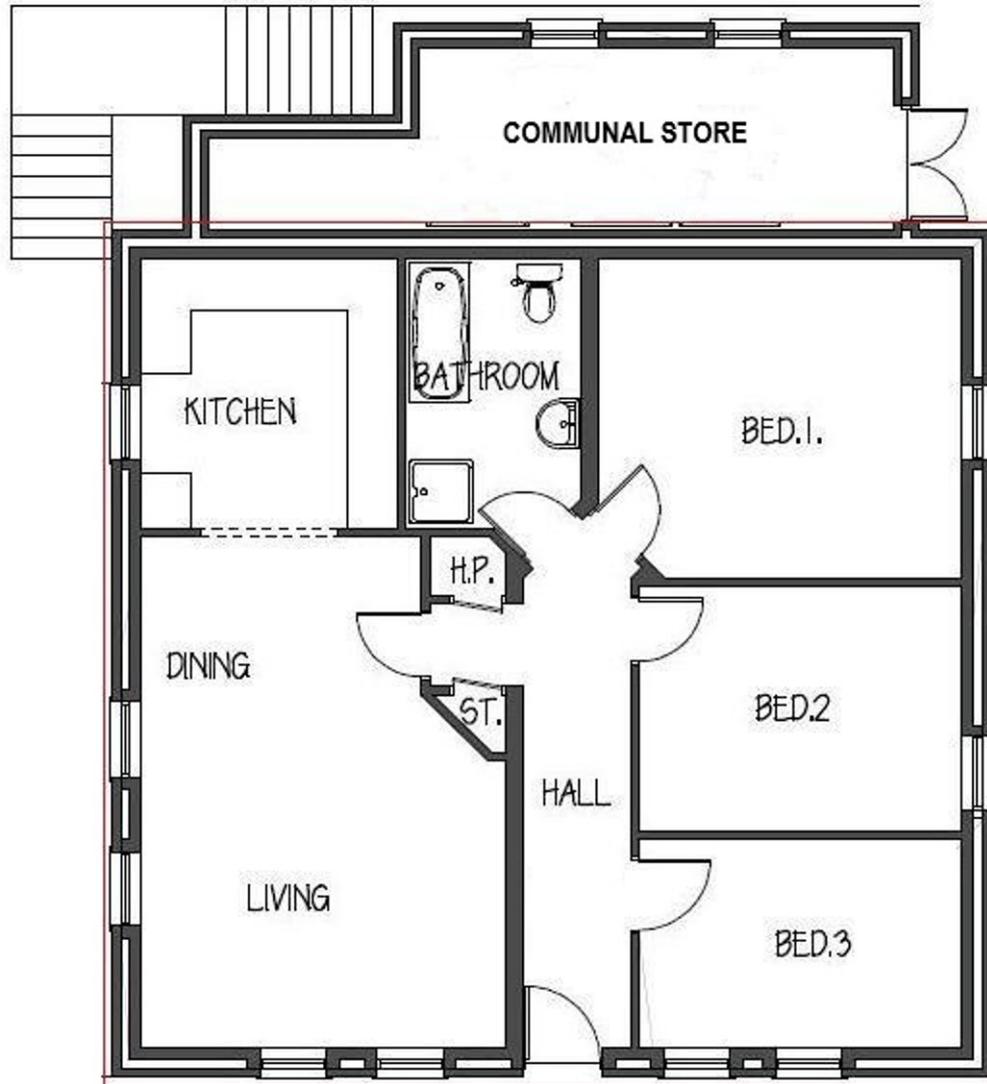
2.16 m x 5.66 m (7'1" x 18'7")

Motion activated lights; concrete floor; shared by three apartments.



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FLOORPLAN



PHOTOS



PHOTOS

