



12 CARRIG NA CULE, PORTSTEWART



X 2



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	70	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £350,000

12 CARRIG NA CULE, PORTSTEWART

A spacious second floor apartment with excellent views across Portstewart Harbour towards Mussenden Temple and the Donegal headlands. Extending to approximately 1,195 sq ft, the property features a generous open plan kitchen, living and dining area, two double bedrooms (one with ensuite), a family bathroom and a covered sit-out balcony. Residents also enjoy access to a shared rooftop terrace, secure basement car parking and dedicated storage facilities.

Perfectly positioned on the vibrant Promenade, this apartment places you at the very heart of Portstewart. Step outside to find a host of cafés, restaurants, boutique shops and lively bars all within walking distance, while the picturesque harbour, Portstewart Strand and scenic coastal walks are just moments away. Combining convenience, security and spectacular views, this is an ideal home or holiday retreat in one of Northern Ireland's most sought-after coastal locations.

FEATURES

- Double and triple glazed windows.
- Mains gas central heating.
- Private covered balcony.
- Secure underground car parking.
- Access to communal rooftop terrace.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,739.10

ANNUAL SERVICE CHARGE: £1,250

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Well maintained communal entrance to the front & rear; secure entry system; individual letterboxes; lift access to all floors & parking.

SECOND FLOOR

ENTRANCE HALL

Steps up to main hall; utility cupboard with space for dryer; boiler cupboard; storage cupboard; recessed lighting.

OPEN PLAN KITCHEN, LIVING & DINING

7.39 m x 7.51 m (24'3" x 24'8")

Sea views overlooking Portstewart Harbour; access to private balcony.

KITCHEN AREA

Range of fitted units; granite work surfaces; recessed sink & drainer; integrated fridge freezer; Smeg kitchen appliances to include integrated washing machine, dishwasher, fitted oven & gas hob with extractor unit over; tiled floor; recessed lighting; open to living & dining area.

LIVING & DINING AREA

Sea views overlooking Portstewart Harbour; secure intercom system; recessed lighting; space for dining.

BALCONY

2.49 m x 1.41 m (8'2" x 4'8")

Paved floor; outside light; glass balustrades.

BEDROOM 1

3.17 m x 4.98 m (10'5" x 16'4")

Double bedroom to the rear; range of fitted bedroom furniture.

ENSUITE

1.26 m x 2.56 m (4'2" x 8'5")

Large tiled shower cubicle; toilet; wall mounted wash hand basin & vanity unit; tiled floor & walls; recessed lighting.

BEDROOM 2

3.14 m x 3.71 m (10'4" x 12'2")

Double bedroom to the side; range of fitted bedroom furniture.

EXTERIOR

EXTERNAL STORE

1.25 m x 2.57 m (4'1" x 8'5")

Power & light.

OUTSIDE FEATURES

- Private balcony.
- Communal roof terrace.
- Underground allocated parking space.
- Private external store.



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PHOTOS



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