



FOR SALE - Apt 9 Tunnel Brae Court, Castlerock.

**£299,950**

2x  1x  1x 





# Accommodation:

**Entrance Hall:** 1.10m x 3.90m

Wooden flooring, painted walls, lighting, intercom.

**Storage/Hot Press:** 0.59m x 0.94m

**Living Room:** 3.68m x 5.36m

Wooden flooring, painted walls, lighting, patio doors, leading to balcony, TV & phone point, gas fire with wooden fire surround and matching mirror, cast iron insert and tiled hearth, recessed floor lighting.

**Kitchen:** 2.90m x 3.22m

Tiled flooring, painted walls, lighting, eye & low level kitchen units with splash back, integrated hob & oven, fridge freezer, dishwasher, plumbing for washing machine, under unit lighting, 1.5 bowl stainless steel sunken sink and granite work top & breakfast bar.

**Bedroom 1:** 2.76m x 3.95m

Wooden floor, painted walls, lighting, TV point, phone point (gas boiler).

**Bedroom 2:** 2.42m x 2.74m

Wooden flooring, painted walls, lighting, venetian blinds, phone point.

**Bathroom :** 2.47m x 3.02m

Tiled floors, painted walls, recessed lighting, white suite to include w/c, sink (with storage) and floor to ceiling tiled splash back, bath with tiled splash back and walk in jacuzzi shower.

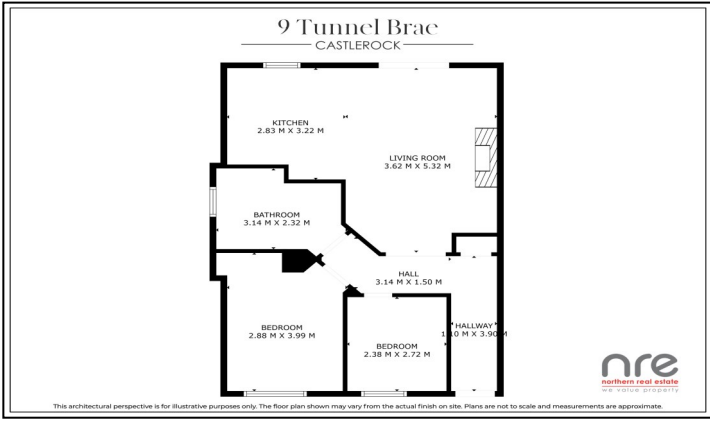
# Description:

**Exceptional First Floor Coastal Apartment**

Located in the heart of the village of Castlerock at upper Main Street, which is in close proximity to the award winning Castlerock Beach and train station.

The property comprises of an open plan kitchen / living / dining area with patio door access to the balcony offering the breathtaking coastal views over Donegal and Portstewart, and 2 bedrooms and bathroom.

This property is finished to a high standard and offers the very best in coastal living and also benefits from an existing holiday letting business operation for those wishing to take advantage of the excellent tourism possibilities.



# External:

Property is approached via tarmac driveway which continues around the property. Entrance via double electric gates to the front.

Heating is via Gas Heating.

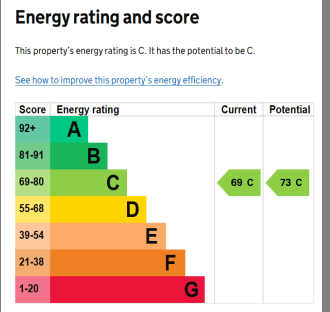
Double Glazed uPVC Windows & Hardwood Doors

Service Charge:  
Service charge is approx. £1100.00 pa payable for communal maintenance and associate charges.

Approximate annual rates payable as per 2025: £1078.44

Tenure:  
Assumed to be Long Leasehold

# EPC:



**MISREPRESENTATION CLAUSE:** Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

