

The Rocks, Portrush

Offers Over £365,000 Leasehold

5 bedroom terraced house for sale

Description

As you enter, you're greeted by a bright and inviting interior, featuring modern decor and high-quality finishes throughout. The property comprises of three floors, with five spacious bedrooms. Other benefits include, a private parking space, a small garden to the rear and gas central heating. The property was fitted with new double glazed windows throughout in 2021. Also benefits from morning sunlight to the front of the house and afternoon Sun to the rear. The property benefits from an outside tap, very handy for wetsuits and beach gear. Furthermore, the house benefits from use of a secure communal bike store.

Located just off the famous NW200 track and only two minutes from Dhu Varren train station, this property offers easy access to transport links. A short walk will take you to Portrush town centre, where you can indulge in local shops, restaurants, and the stunning West Strand Beach. Additionally, Portstewart and Coleraine are just a short drive away, providing even more options for leisure and adventure.

Don't miss the opportunity to make 7 The Rocks yours, either as a full-time residence or holiday home.

Rates: £1524.50 per annum (approx.)

Management Fees: £375.00 per annum (approx.)



Tenure: Leasehold

Electricity supply: Mains

Heating: Gas Mains Water supply: Mains Sewerage: Mains

Tenure

Leasehold

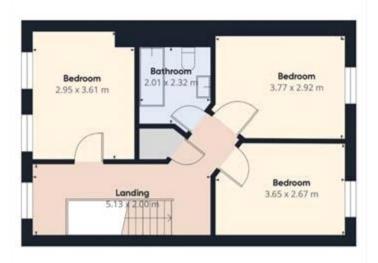




Approximate total area

141.45 m²

Floor 0



Floor 1

(1) Excluding balconies and terraces:

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 2











Energy Ef	ficiency F	Rating		u.
			Current	Potential
Very energy efficie	nt - lower running	g costs		
(92+) A				
(81-91)	3			
(69-80)	C			
(55-68)	D		56	56
(39-54)			30	30
(21-38)		F		
(4.20)				

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