



**37 THE WHINS, PORTRUSH, COUNTY ANTRIM BT56 8FG**

**£299,500**

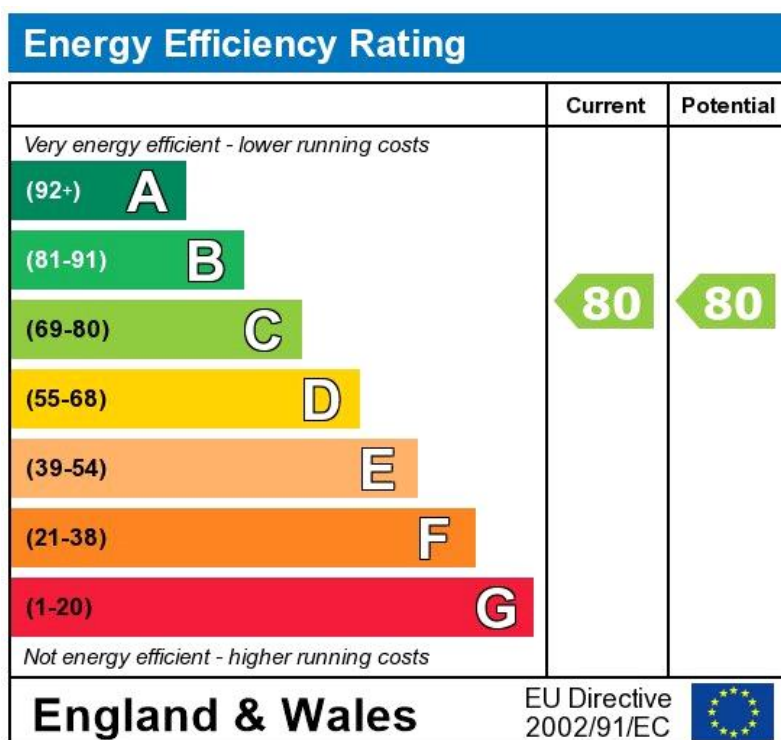


**PROPERTY REFERENCE CODE: RS0014**

## **37 THE WHINS, PORTRUSH, COUNTY ANTRIM BT56 8FG**

Causeway Coast Sales proudly presents, 37 The Whins. Located in the sought-after gated development of The Whins in the heart of Portrush.

- CENTRAL LOCATION
- GAS CENTRAL HEATING
- OFF-STREET PARKING
- OPEN-PLAN LIVING
- TWO BEDROOM
- GROUND FLOOR



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### **This property consists of:**

This stylish 2-bedroom ground floor apartment offers modern, comfortable living. This property features an inviting open-plan kitchen and living area, and two bedrooms. Additional benefits include off-street parking, efficient gas central heating, and a private outdoor patio.

The apartment enjoys a prime location just a short stroll from West Strand Beach, Portrush Town Centre and Dhu Varren train station, providing convenient links to Belfast and Derry/Londonderry.

This well-presented apartment is perfectly suited as a full-time residence, holiday home, or investment opportunity. Early viewing is highly recommended.

Rates: £1,125.30 per annum (approx)

Service Charge: £1548 per annum (approx)

Tenure: Leasehold

Garden details: Terrace

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Level access, Step free access

### **Entrance hall**

Bright and airy entrance hallway with tiled flooring.

**w: 1.3m x l: 6.17m**

**Kitchen/diner****w: 3.26m x l: 3.98m**

Fully-fitted kitchen with high- and low-level storage. Integrated appliances. LED Spotlight lighting throughout. Tiled flooring.

**Living room****w: 5.16m x l: 4.55m**

Large uPVC window to allow natural lighting. uPVC glass door leading to private terrace. Tiled flooring throughout. LED spotlights.

**Master bedroom****w: 3.65m x l: 3.1m**

Spacious primary bedroom with uPVC window to allow natural lighting.

**En-suite****w: 3.49m x l: 0.9m**

Electric shower. Low-flushing toilet. Pedestal wash hand basin. Tiled flooring. uPVC window.

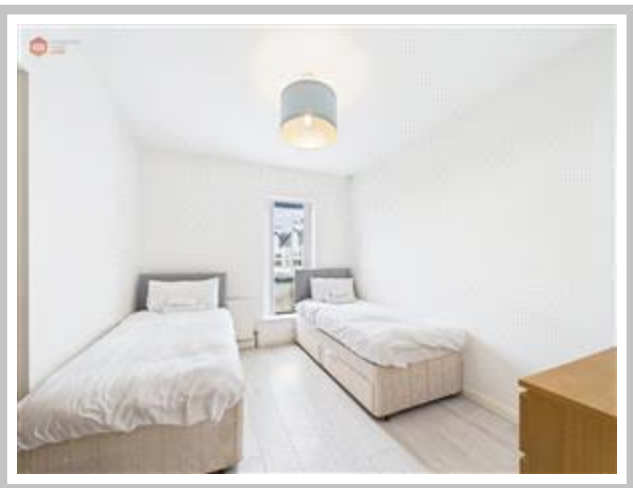
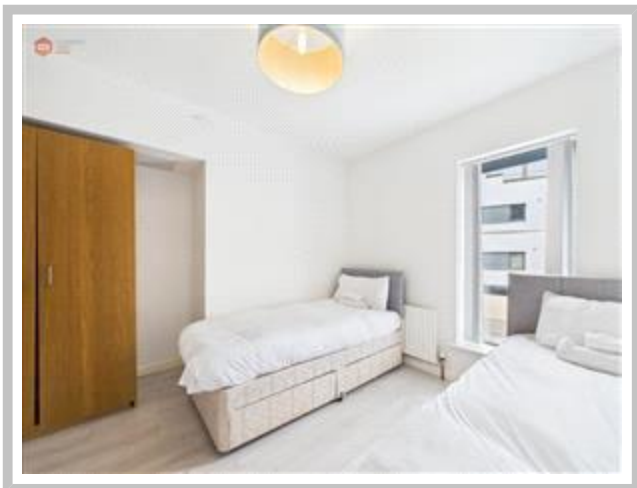
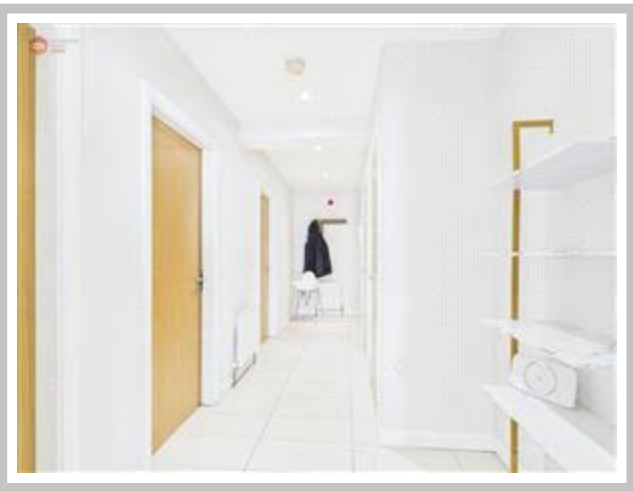
**Bathroom****w: 3.42m x l: 1.38m**

Over bath shower. Low-flushing toilet. Wall mounted wash hand basin with towel rail. Tiled flooring. uPVC frosted glass window.

**Bedroom 1****w: 3.41m x l: 2.83m**

Twin bedroom. uPVC window.









**TENURE:** We have been advised by the Vendors the property is Leasehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.