

FOR SALE

Penthouse Apartment
No 7 Carncullagh Court,
Dervock, Ballymoney,
BT53 8AL

x1  x1  x2 

CONTACT DETAILS

colin@nreproperties.com



OFFERS OVER
£112,500

Spacious 2 Bedroom Penthouse apartment located in the rural village of Dervock which is the gateway to the world famous 'North Coast & Giants Causeway' and benefits from uninterrupted river views.

WE VALUE PROPERTY

ACCOMMODATION

Entrance Hall (2.56m x 3.30m):

Tiled floor, painted walls, lighting and alarm.

Dining & Living Area (5.31m x 5.40m):

Wooden floor, painted walls, lighting, Gas fire, and TV power points.

Kitchen (2.08m x 3.74m):

Tiled floor, painted walls, and recessed lighting. Eye and low level units with tiling between, integrated fridge and freezer, with plumbing for washing machine and tumble dryer.

Bedroom 1 (3.45m x 4.95m):

Carpet floor, painted walls, and lighting. Built in storage (1.20m x 2.22m).

Bedroom 2 (2.95m x 4.19m):

Carpet, painted walls, lighting, and TV point.

Bathroom: (2.11m x 3.27m):

Tiled floor, recessed lighting, with part tiled and painted walls. White suite to include w/c, bath and fully tiled walk in shower cubicle with mains shower and hotpress.



FEATURES & DETAILS

Modern open plan living
Gas Heating
On Site Car Parking
UPVC double glazed windows
Approx Management Charge - £600 p.a.
Approx Rates calculation - £640
Tenure is Leasehold

N.B. Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.

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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 or representation of 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 service or facilities are in good working order.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as a opinion and not by way of statement of fact.



LOCATION

The apartment enjoys a convenient location close to major arterial roads, just 10 minutes from Ballymoney, 15 minutes from Coleraine, and 27 minutes from Ballymena. The stunning North Coast beaches are only a 20-minute drive away, while Belfast is just one hour away.

All maps and plans are for identification purposes only.



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	53 E	
21-38	F		
1-20	G		

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