



FLETCHER TORRENS

Property Sales and Lettings

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21 Portmore Close, Portrush, BT56 8QN

- End-Terrace Property
- Oil Fired Central Heating
- Well Presented Throughout
- 3 Bedrooms
- uPVC Double Glazing
- Ideal Family/Holiday Home

OFFERS OVER £189,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Master Bedroom En-suite
- Enclosed Rear Garden
- Popular Residential Location
- Close To Local Amenities
- Ideal Investment Opportunity
- Rates Approx £850 per annum
- Management fees Approx £180 per annum



We are delighted to offer for sale this excellent end-terrace property, situated in Portmore Close, in the popular seaside resort of Portrush.

The property benefits from 3 bedrooms (master en-suite), oil fired central heating, uPVC double glazing and an enclosed rear garden.

The property is ideally situated within easy walking distance to the beaches, restaurants, shops, championship golf courses and transport links, and within easy access to all the popular tourist attractions the beautiful North Coast has to offer.

This property is sure to attract interest from first time buyers, investors and those seeking a holiday home on the North Coast.



ACCOMMODATION

HALLWAY

Laminate flooring, carpet on stairs and landing.

SEPARATE WC

Vinyl flooring, WC, corner pedestal basin, extractor.

LIVING ROOM (12'0" x 16'3")(3.66m x 4.96m)

Laminate flooring, fireplace with wooden surround, elevated granite hearth and insert, TV point, telephone point, power points, understair storage cupboard, thermostat.

KITCHEN/DINING (15'6" x 14'5")(4.73m x 4.39m)

Laminate flooring, eye and low level units, stainless steel sink unit, integrated oven and hob, integrated fridge/freezer, plumbed for washing machine, space for dryer.





FIRST FLOOR

LANDING

Carpet, power points, access to attic, thermostat.

BEDROOM 1 (7'6" x 11' 0")(2.28m x 3.35m)

Carpet, built-in wardrobe, power points, blinds.

BEDROOM 2 (7'8" x 13'8")(2.33m x 4.17m)

Carpet, power points, blinds.

BATHROOM (7'8" x 5'6")(2.33m x 1.67m))

Vinyl flooring, WC, pedestal wash hand basin, panel bath with shower attachment and glass screen, tiled to ceiling around bath, extractor.

MASTER BEDROOM (11'1" x 12'2")(3.37m x 3.70m)

Carpet, power points, TV point, hotpress with shelving, blinds.

MASTER BEDROOM EN-SUITE

Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, extractor, blind.

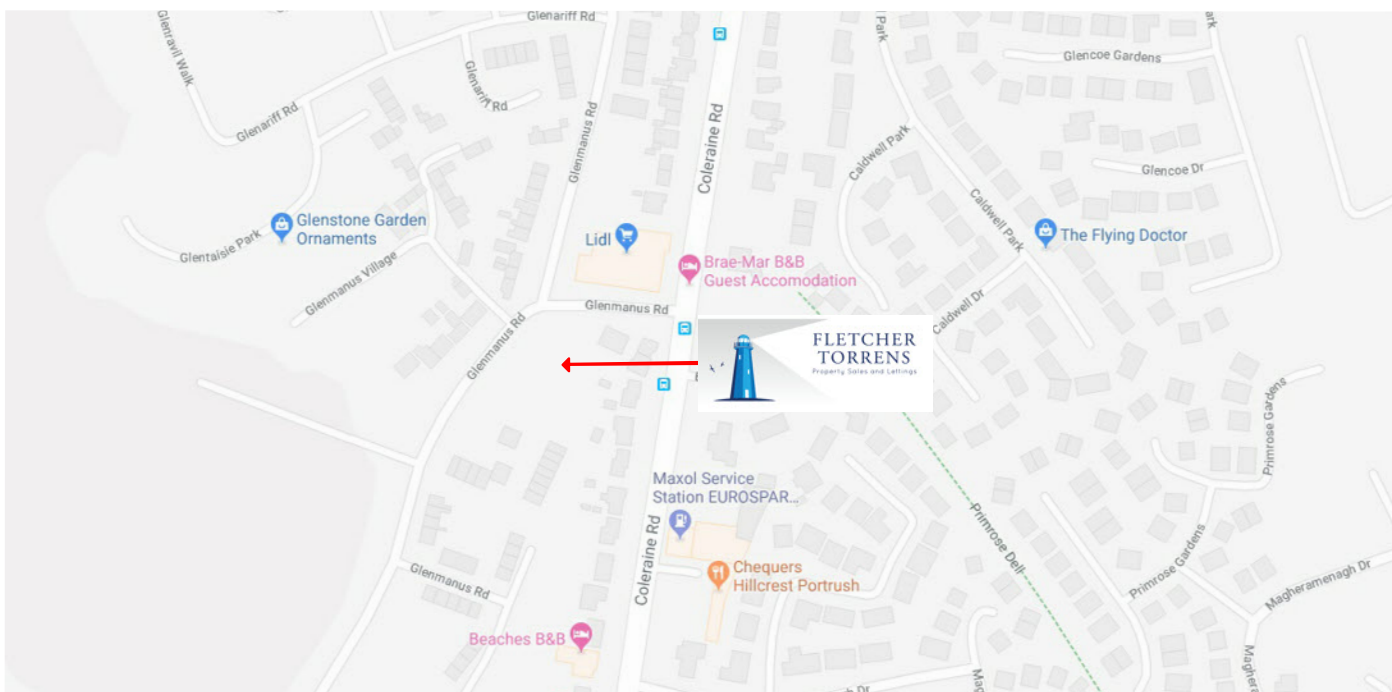












DIRECTIONS

Leaving Portrush on the A29 Coleraine Road, turn right at Lidl onto the Glenmanus Road, turn left at the T-junction, take the next left into Portmore Close, follow the road around and No. 21 is located on the right hand side of the terraced row.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@fletchertorrens.com



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OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

