

simonBRIEN
RESIDENTIAL

2 Castle Linn,
2-6 Bath Street,
Portrush, BT56 8AP



Offers Over £850,000

Telephone 02890 428989
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KEY FEATURES

- Magnificent Ground Floor Apartment set within Luxury Castle Linn Development
- Uninterrupted views over Scotland, East Strand and Dunluce Castle and Royal Portrush Golf Course
- Unrivalled Level of Finish/Specification
- Three Double Bedrooms all with Sea Views
- High Quality Alwood Kitchen with Central Island open to Living/Dining Areas
- Full Range of High End Appliances in Kitchen
- Luxury Bathroom and Ensuite with Porcelain Tiled Floor
- Porcelain Tiled Floors in Living/Kitchen/Dining, Bedrooms Carpeted
- Utility Cupboard and Cloakroom off Hallway
- Spacious Patio
- Gas Fired Central Heating
- Triple Glazed Aluminium Windows
- Alarm and Camera Intercom
- Gated Parking with Corner Space and Large Storage Cupboard
- Popular and Much Sought After Central Portrush Location close to local amenities, shops, bars and high quality restaurants
- Excellent Range of Outdoor Activities close by including World renowned Royal Portrush Golf Course
- Viewing Strictly by Private Appointment



SUMMARY

We are delighted to offer for sale this magnificent ground floor apartment within the luxury Castle Linn Development which has been constructed in recent years.

The level of finish, presentation and specification is unrivalled with a stunning Alwood Kitchen with full range of high quality integrated appliances open to spacious living/dining, luxury bathroom and ensuite with porcelain tiled floors, three double bedrooms and spacious patio area.

Nestling on the coastline the apartment has uninterrupted views over Scotland, Skerries, Dunluce Castle and East Strand and Royal Portrush Golf Course. The views will exceed all purchaser expectations and is the idyllic choice for those wishing to live the luxury coastal lifestyle.

Portrush is perfectly located on the North Coast of Northern Ireland with its breathtaking scenery, world famous golf course and stunning beaches. In addition the property is a short stroll from all local amenities, shops, bars and restaurants.

Whether as a permanent or a second home/weekend retreat viewing is this exceptional apartment is by private appointment through our Belfast Office on 02890 668888.



ACCOMMODATION

GROUND FLOOR

Hardwood walnut door to Entrance Hall.

ENTRANCE HALL:

Moka porcelain plank wooden floor, Cloaks Cupboard plus Utility Cupboard with washing machine and tumble dryer.

KITCHEN/LIVING/DINING: 22' 4" x 22' 1" (6.81m x 6.73m)

KITCHEN:

Excellent Range of high and low level units by Alwood, Central island unit with inset sink and breakfast bar, full range of high quality integrated appliances including oven, induction hob, microwave, fridge freezer, dishwasher, Corian worktops, porcelain tiled floor.

LIVING/DINING AREA:

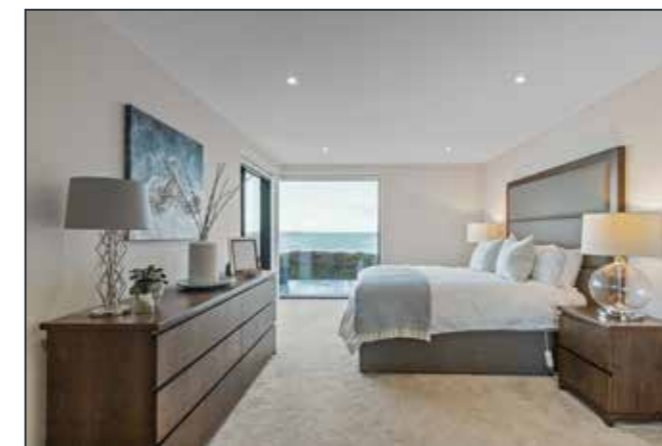
Gas fire, access to balcony, remote control blinds.





BEDROOM (1):
18' 9" x 11' 3" (5.72m x 3.43m)

Stunning sea views, remote control blinds.



ENSUITE SHOWER ROOM:

Luxury finish with walk in shower enclosure with overhead shower and additional telephone hand shower, Krión Basin, WC, heated towel rail, porcelain wall and floor tiling.



BEDROOM (2):

14' 5" x 9' 7" (4.39m x 2.92m)



BEDROOM (3):
14' 5" x 9' 1" (4.39m x 2.77m)



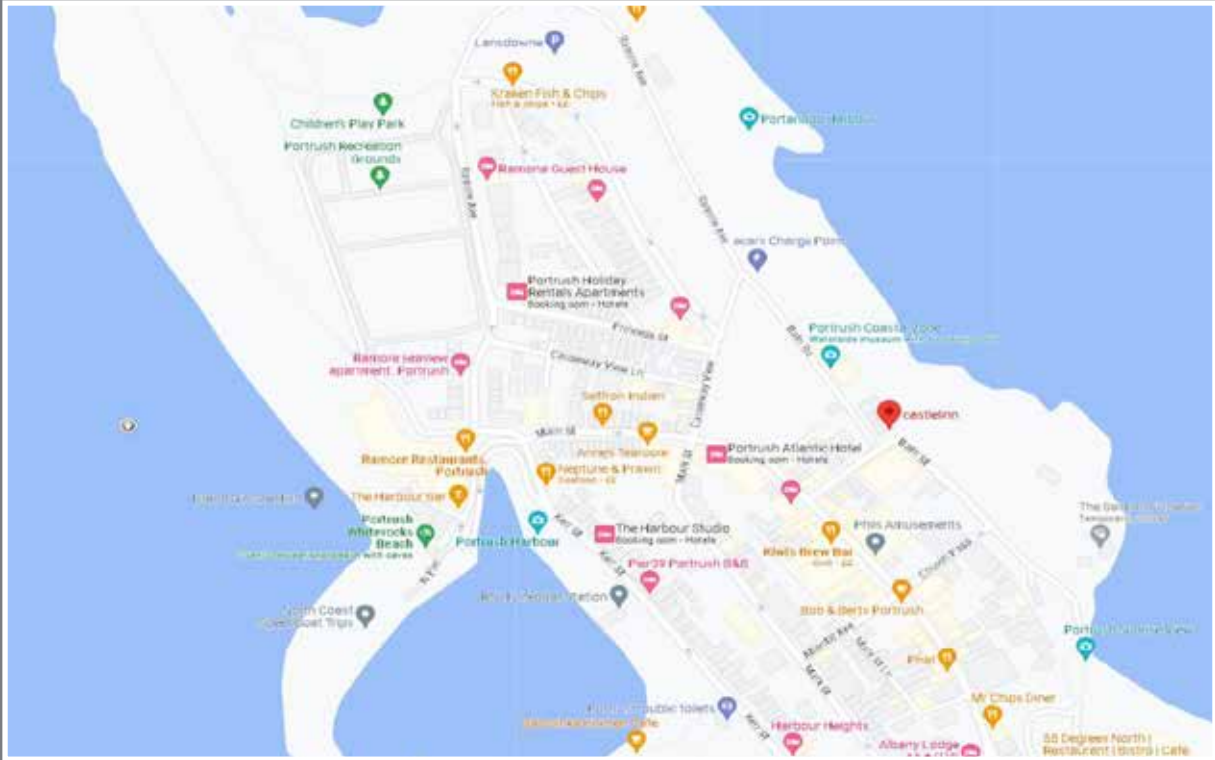
BATHROOM:

Luxury finish with free standing lounge bath, mixer taps, hand shower, bespoke Krión basin, WC, porcelain wall and floor tiling.





Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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