



FOR SALE - 33a Sea Coast Road, Castlerock.  
**Offers Over £150,000**

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**nre**  
northern real estate  
we value property



# Accommodation:

## Ground Floor:

### Entrance Hall: 1.98m x 2.26m

Wooden flooring, painted walls, lighting, hive heating system.

### Living Room: 4.05m x 4.86m

Wooden flooring, painted walls, feature panelled wall, TV & Phone point.

### Kitchen: 3.11m x 3.63m

Wooden flooring, painted walls, lighting, eye & low level units, tiling in between, integrated hob, oven & extractor fan, plumbed for fridge and washing machine.

### Bathroom: 1.75m x 2.27m

Vinyl flooring, painted walls, white suite to include modern sink and storage, w/c with panelled walk in shower.

### Bedroom 1: 3.31m x 3.37m

Wooden flooring, painted walls, feature panelled walls, lighting.

### Rear Porch: 1.26m x 2.27m

Wooden flooring, painted walls, lighting.

# Description:

Modern Ground Floor Coastal Apartment.

Located within the heart of the popular village of Castlerock and within walking distance of the award winning Castlerock Beach.

This spacious property offers modern open plan kitchen / dining area with a large living space to the front along with great double bedroom and modern bathroom.

The location also benefits from being in close proximity to the Train Station, Bus Routes, Golf Course, Cafe's, Restaurant's, Public House's and beach.

This is ideally suited to buyers wishing to purchase a holiday retreat on the North Coast or someone wishing to downsize to live buy the coast.

The property may also suit investors wishing to take advantage of the exceptional holiday rental market.

**NB: please note that the purchaser will have a 1/3 share in a newly formed management company.**



# External:

Property is approached via a communal concrete path which borders the front garden.

Car parking is to the front of the property on street.

Heating is via Oil Fired Central Heating

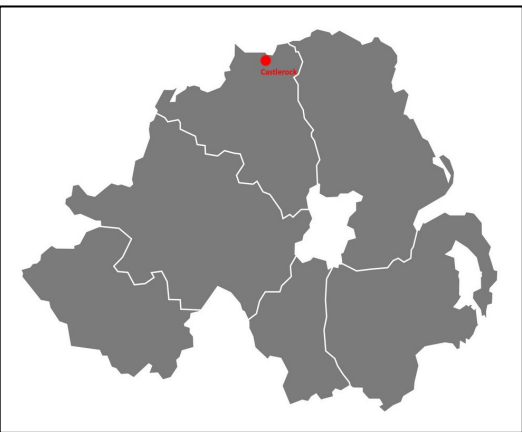
Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

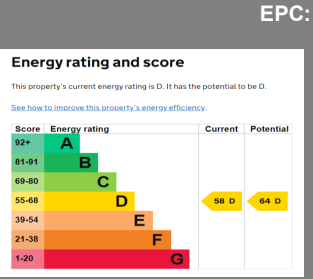
Approximate annual rates payable as per 2023: £474.56

Tenure: Assumed to be freehold

# Location:



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



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