



FOR SALE - 33b Sea Coast Road, Castlerock.
Offers Over £175,000

2x  1x  1x 

nre
northern real estate
we value property



Accommodation:

Entrance Hall: 0.89m x 3.32m
Wooden flooring, painted walls, lighting, hive heating system.

Living Room: 3.53m x 4.80m
Wooden flooring, painted walls, feature panelled & papered wall, TV point.

Kitchen: 2.87m x 2.97m
Wooden flooring, painted walls, lighting, eye & low level units, tiling in between, integrated hob, oven & extractor fan, plumbed for fridge and washing machine.

Bathroom: 2.03m x 2.13m
Vinyl flooring, painted walls, white suite to include modern sink and storage, w/c with panelled walk in shower and black modern taps.

Bedroom 1: 2.41m x 3.17m
Wooden flooring, painted walls, feature panelled walls, lighting.

Bedroom 2: 1.92m x 3.62m
Wooden flooring, painted walls, feature panelled walls, lighting.

Rear Porch: 0.94m x 2.27m
Wooden flooring, painted walls, lighting.

Description:

Modern First 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 2 x double bedrooms 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

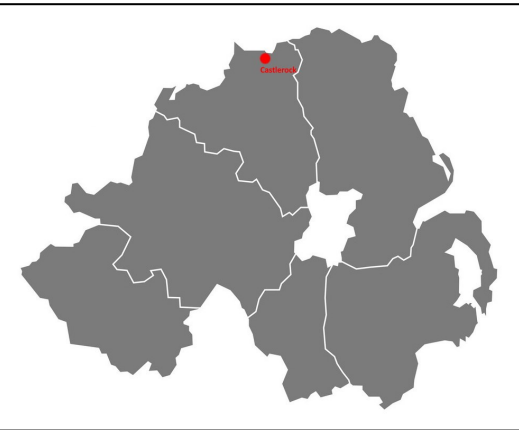
Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023: £483.86

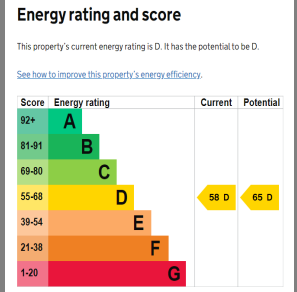
Tenure: Assumed to be freehold

Location:



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

EPC:



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