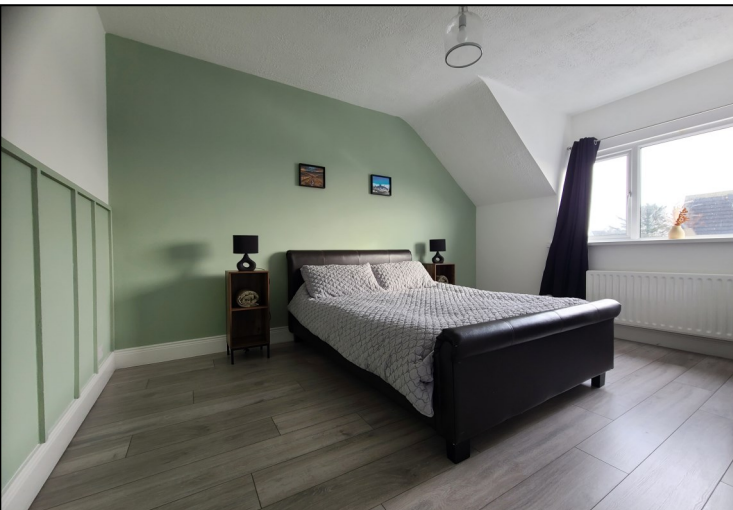




FOR SALE - 33c Sea Coast Road, Castlerock.
Offers Over £175,000

2x  1x  1x 

nre
northern real estate
we value property



Accommodation:

Entrance Hall: 0.88m x 4.25m
Carpet flooring, painted walls, lighting, hive heating system.

Living Room: 2.92m x 3.50m
Wooden flooring, painted walls, feature panelled & papered wall, TV point, lighting.

Kitchen: 3.31m x 3.83m
Wooden flooring, painted walls, lighting, eye & low level units, tiling in between, integrated hob, oven & extractor fan, plumbed for fridge and washing machine.

Bathroom: 2.11m x 2.20m
Vinyl flooring, painted walls, white suite to include modern sink and storage, w/c with panelled walk in shower.

Bedroom 1: 3.01m x 4.17m
Wooden flooring, painted walls, feature panelled walls, lighting.

Bedroom 2: 2.39m x 3.12m
Wooden flooring, painted walls, feature panelled walls, lighting.

Rear Porch: 0.98m x 2.07m
Wooden flooring, painted walls, lighting.

Description:

Modern Second 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

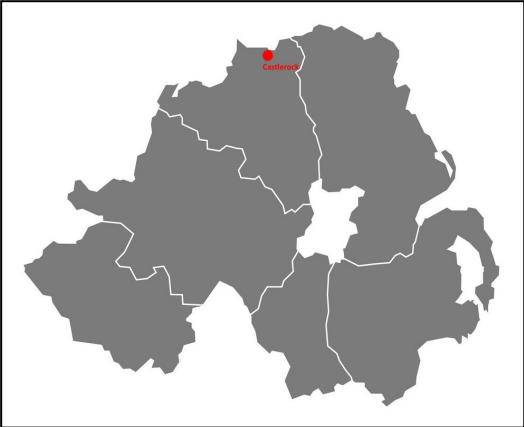
Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023: £483.86

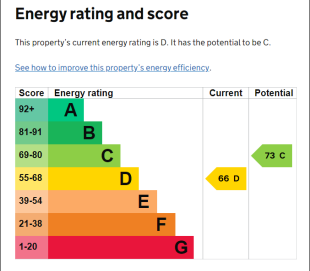
Tenure: Assumed to be freehold

Location:



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

EPC:



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- Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- Any areas, measurements or distances referred to herein are approximate only.
- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

