

**For Sale**

Apt 8 Bayhead House, Bayhead Road, Portballintrae,  
Co Antrim, BT57 8PW

Offers Over **£265,000**



**Property Overview**

- Ground Floor Apartment
- 2 Bedrooms, 1 Reception Room
- Gas heating
- Excellent sea views of Portballintrae Bay
- Located in the heart of the village
- Well maintained apartment with views from both the Lounge and Master Bedroom
- Communal parking spaces to the front and bin storage area to the rear of the apartments
- Wooden double glazed windows
- Oak interior doors
- Rates: The assessment for the year 2024/2025 is £1127.46
- Management Fee: The assessment for the Year 2024/2025 is £1200.00
- EPC Rating - D62



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**ENTRANCE HALL:**

12' 10" x 9' 5" (3.91m x 2.87m) (MAX) with bay window commanding sea and bay views, television and telephone points, laminate flooring, recess lighting.



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**OPEN PLAN LOUNGE:**

**LOUNGE:**

12' 10" x 9' 5" (3.91m x 2.87m) (MAX) with bay window commanding sea and bay views, television and telephone points, laminate flooring, recess lighting.



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#### **KITCHEN AREA:**

12' 10" x 9' 3" (3.91m x 2.83m) (MAX) With built-in dining table, eye and low level units including corner carousel unit with wooden chopping board and wine rack, tiled between units, granite worktop and upstand, one and a half bowl stainless steel sink unit, Bosch double oven and hob, Bosch stainless steel extractor fan with stainless steel splashback, integrated Bosch fridge / freezer, dishwasher and washing machine, housing for gas boiler, recess lighting, intercom door entry phone. Glass panelled door from hall.



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**MASTER BEDROOM:**

18' 3" x 10' 0" (5.56m x 3.05m) (MAX) with television and telephone points, laminate flooring, built-in range of wardrobes, drawer unit and dressing table. Patio doors commanding sea and bay views.

**EN-SUITE:**

Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c., extractor fan, half tiled walls, tiled floor, heated towel rail.



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**BEDROOM 2:**

Comprising panel bath, wash hand basin, w.c., half tiled walls, extractor fan, heated towel rail, fully tiled walls, tiled floor, 2 bathroom cabinets, tiled shower cubicle with mains shower fitting.



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**BATHROOM:**

Comprising W.C. and wash hand basin, half tiled walls, panel bathtub with tiled splashback, PVC panelled shower cubicle with Redring shower system, extractor fan.





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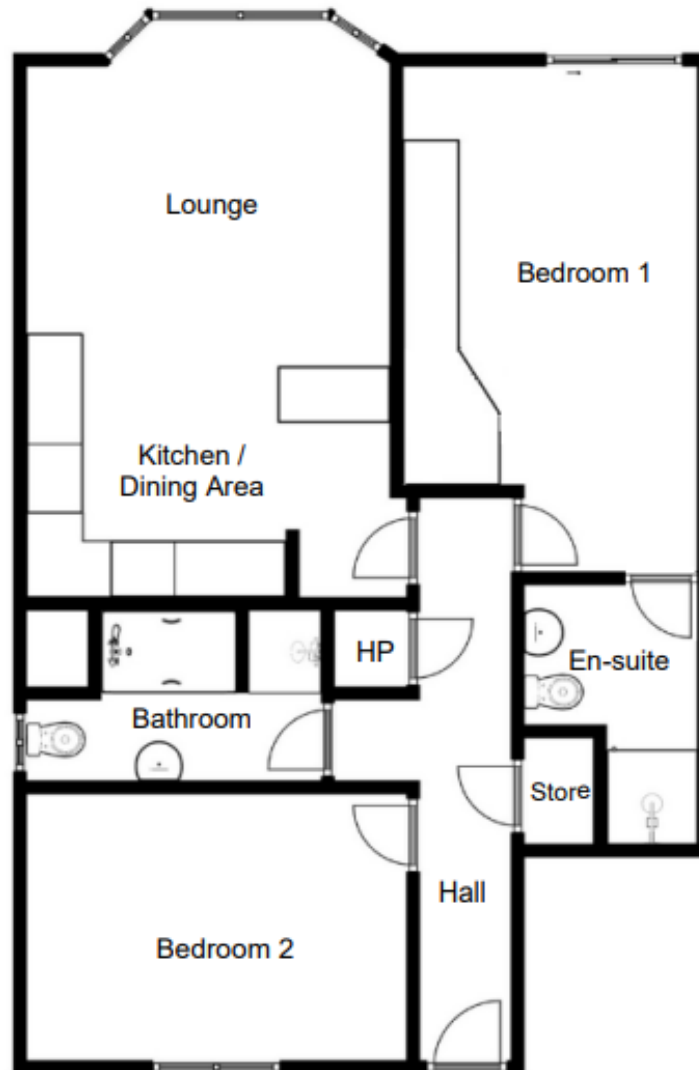


All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal open space areas.



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## FLOOR PLANS



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. 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.
4. 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.
5. Any areas, measurements or distances referred to herein are approximate only.
6. 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.
7. 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.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.



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**Property Location:**

The Bayhead House Apartments is situated on the along the Bayhead Road overlooking Portballintrae Bay.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	64 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

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[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0253 140624/JM

OUR OFFICE LOCATION



**mrafee** 24 New Row  
 Coleraine  
 BT52 1AF





# Think

## FINANCIAL SERVICES

*by Clare*

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

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