



APT 4, 6 KERR STREET, PORTRUSH



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £485,000

APT 4, 6 KERR STREET, PORTRUSH

This luxurious first floor apartment, part of a recently completed modern development, offers an exceptional coastal living experience in the heart of Portrush. The spacious 3 bedroom property boasts an open-plan kitchen with living and dining areas that provides stunning views of the West Bay towards the Donegal headlands, as well as overlooking the vibrant town centre. The master bedroom features an ensuite, while the other two bedrooms share a beautifully appointed bathroom. Additional amenities include gated off street car parking and external storage, making it an ideal opportunity for a luxurious holiday retreat or a stylish permanent residence.

FEATURES

- Offered fully furnished.
- Efficient gas central heating.
- Double-glazed uPVC windows.
- Secure, allocated parking space.
- Convenient external storage.
- Prime town centre location.
- Excellent sea views.

ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,617.66

ANNUAL SERVICE CHARGE: £TBC

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

Philip Tweedie & Company (Portstewart Office)
81 The Promenade
Portstewart
BT55 7AF

T: 028 7083 5444

E: portstewart@philiptweedie.com

W: www.philiptweedie.com

COMMUNAL ENTRANCE

Well presented communal entrance; tiled floor; secure video entry system; lift access to all floors.

FIRST FLOOR

ENTRANCE HALL

Wood effect tiled floor; spot lighting; video entry panel; utility cupboard with plumbing for washing machine.

OPEN PLAN KITCHEN, LIVING & DINING

6.74 m x 5.40 m (22'1" x 17'9")

Contemporary kitchen with range of high & low level fitted units; complimentary stone work surfaces; recessed 'Blanco' sink with matt black tap; integrated fridge freezer; fitted 'Samsung' oven & microwave; induction hob with extractor unit over; integrated dishwasher; wine cooler; breakfast bar with space for 4-6 stools; wood effect tiled flooring throughout; spot lighting plus concealed mood lighting; TV, telephone & fibre connections; bay window to the front; glazed door leading to Juliet balcony.

BEDROOM 1

4.68 m x 0.00 m (15'4" x 0'0")

Double bedroom to the rear; TV point.

ENSUITE

1.85 m x 1.80 m (6'1" x 5'11")

Walk in shower cubicle with rainfall shower head; wall mounted wash hand basin; toilet; matt black towel radiator; extractor fan; spot lighting; tiled walls; tiled floor.

BEDROOM 2

3.97 m x 3.04 m (13'0" x 10'0")

Double bedroom to the rear; TV point; gas boiler cupboard.

BEDROOM 3

3.97 m x 3.26 m (13'0" x 10'8")

Double bedroom to the rear; TV point.

BATHROOM

2.57 m x 2.48 m (8'5" x 8'2")

Large walk in shower cubicle with rainfall shower head; wall mounted vanity unit with wash hand basin; toilet; matt black towel radiator; extractor fan; spot lighting; tiled floor; tiled walls.

EXTERIOR

EXTERNAL STORE

Secure storage with roller door.

OUTSIDE FEATURES

- Gated car parking with allocated space.



Regulated
by RICS



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ
Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.