



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

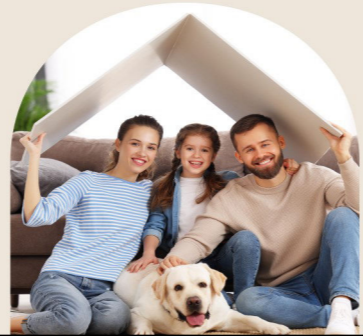
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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PORTRUSH**

47D Glenmanus Road

BT56 8HU

Offers Over £139,500

028 7083 2000  
www.armstronggordon.com

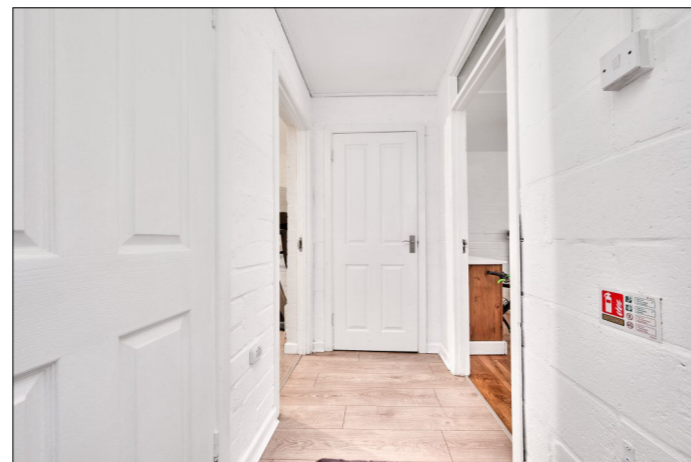
A well laid out four bedroom ground floor apartment located within very close proximity to West Strand Beach and Dhu Varren railway stop. The property is situated within a development of twelve apartments and forms part of a management company. Located in the popular seaside resort of Portrush, the property benefits from being on the doorstep of this seaside resorts many fine attractions including championship golf courses, beaches and an excellent choice of well known restaurants. This property is sure to create instant interest to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

Approaching Portrush on the Coleraine Road take your first left after the Hillside Filling Station onto Glenmanus Road, Lidl will be on the corner. Turn right again and 47D Glenmanus Road will be situated in the apartment complex adjacent to Lidl.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

3'4 wide with under stairs storage cupboard and laminate wood floor.



**Open Plan Kitchen /Lounge Area:**

16'1 x 11'8

**Kitchen/ Lounge Area:**

With single drainer stainless steel sink unit, high and low level units with tiling between, space for cooker, plumbed for automatic washing machine and space for fridge freezer.



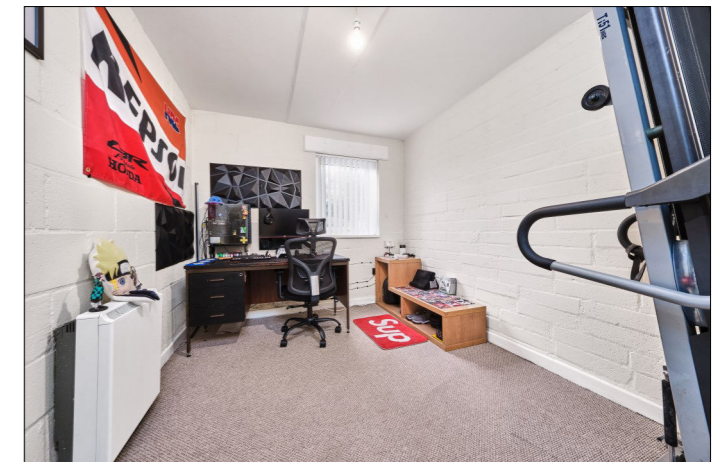
**Bedroom 1:**

12'4 x 9'2 (Currently used as a dining room)



**Bedroom 4:**

11'8 x 8'7



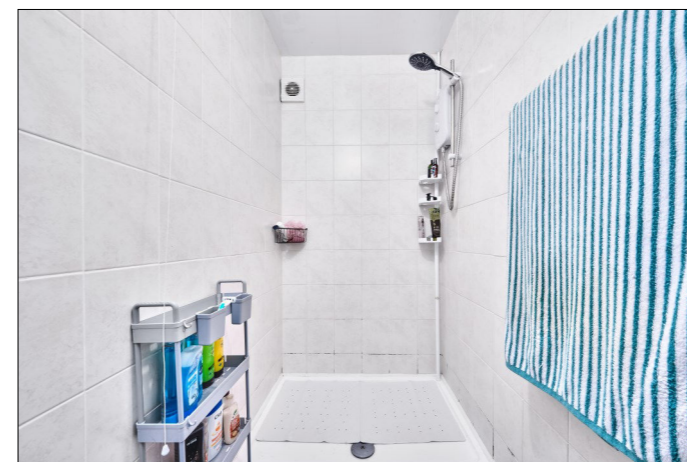
**Bedroom 3:**

12'4 x 8'9



**Bedroom 2:**

With built in furniture consisting of double wardrobe, desk and drawers. 12'4 x 9'8



**Shower Room:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower area, fully tiled walls, extractor fan and tiled floor.

**Separate W.C.:**

With wash hand basin with tiled splashback and extractor fan.

**SPECIAL FEATURES:**

- \*\* Economy 7 Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Private Parking To Front
- \*\* With Walking Distance To Popular West Strand Beach
- \*\* Ideal Opportunity For Someone To Renovate & Modernise To Maximise Its Full Potential

**TENURE:**

Leasehold

**CAPITAL VALUE:**

£75,000 (Rates: £735.30 p/a approx.)

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Service charge is available upon request. Current service charge is £910.00 per annum. (04.09.24)

