

## For Sale

Apt 18 The Whins, Portrush BT56 8FG

Offers Over **£320,000**



### Property Overview

- First floor apartment with lift
- 2 Bedrooms, 1 Reception Room
- Gas fired central heating
- Aluminium double glazed windows
- Oak interior doors, skirting and architraves
- Beam vacuum system installed
- Remote controlled security gates to development
- Situated just off the main coast road between Portrush and Portstewart
- Located close to West Strand beach and on the main route of North West 200
- EPC Rating - D64

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**Entrance Hall:**

With telephone door entry system, telephone point, hot press, tiled floor, French doors with frosted glass panels leading to:

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**Open Plan Lounge / Kitchen Area:**

**Lounge:**

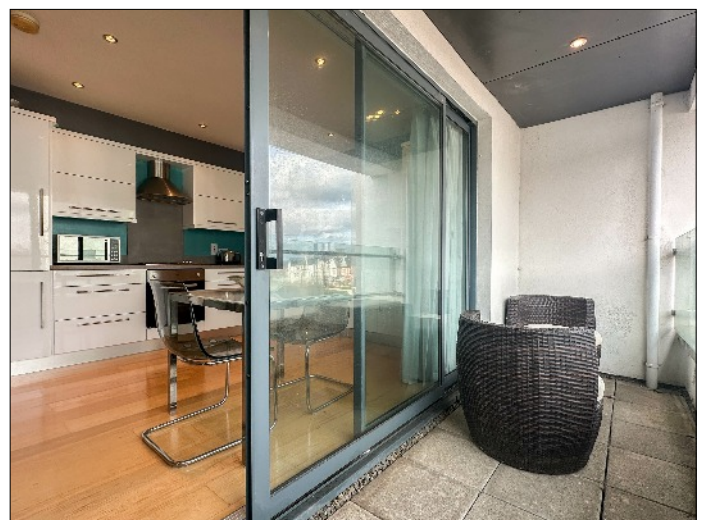
5.46m x 3.43m (17' 11" x 11' 3") with telephone point, television point, recessed lighting, wooden floor.



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**Kitchen:**

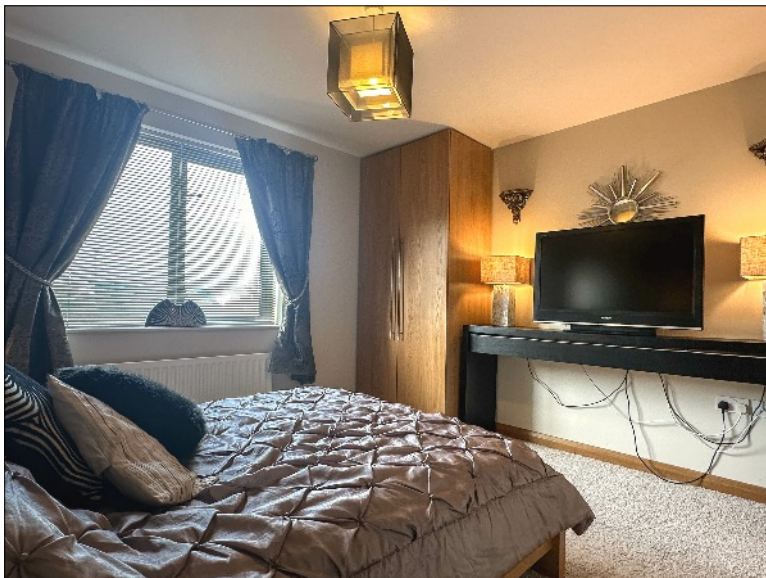
5.74m x 3.12m (18' 10" x 10' 3") with eye and low level units, single drainer stainless steel sink unit, CDA oven and hob, integrated CDA fridge / freezer, integrated Baumatic dishwasher, integrated automatic washing machine, boiler, recessed lighting, concealed lighting, wooden floor, patio doors leading to Balcony.



**Balcony:**

3.89m x 1.35m (12' 9" x 4' 5") with glass panel railings and recess light.

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**Bedroom (1):**  
3.61m x 3.05m (11' 10" x 10' 0") with telephone point, television point.

**En-suite:**  
Comprising w.c., wash hand basin, tiled shower cubicle with mains Grohe shower fitting, extractor fan, recessed lighting, tiled floor.

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**Bedroom (2):**

3.02m x 2.95m (9' 11" x 9' 8") with telephone point, television point.

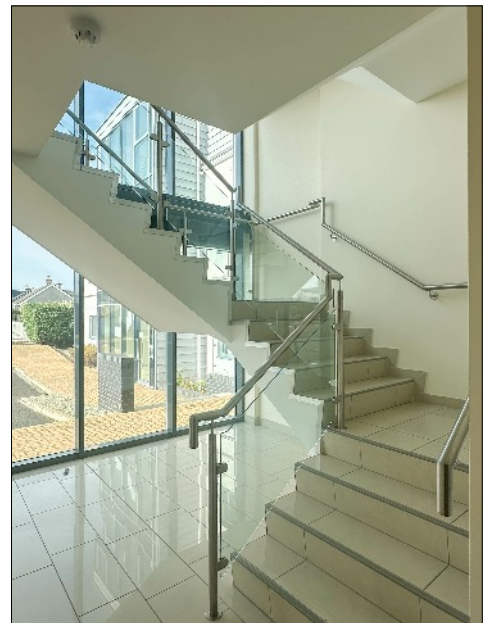


**Bathroom and w.c. Combined:**

Comprising panel bath with mains Grohe shower fitting above, w.c., wash hand basin, tiled above bath, shaver point, recessed lighting, extractor fan, tiled floor.



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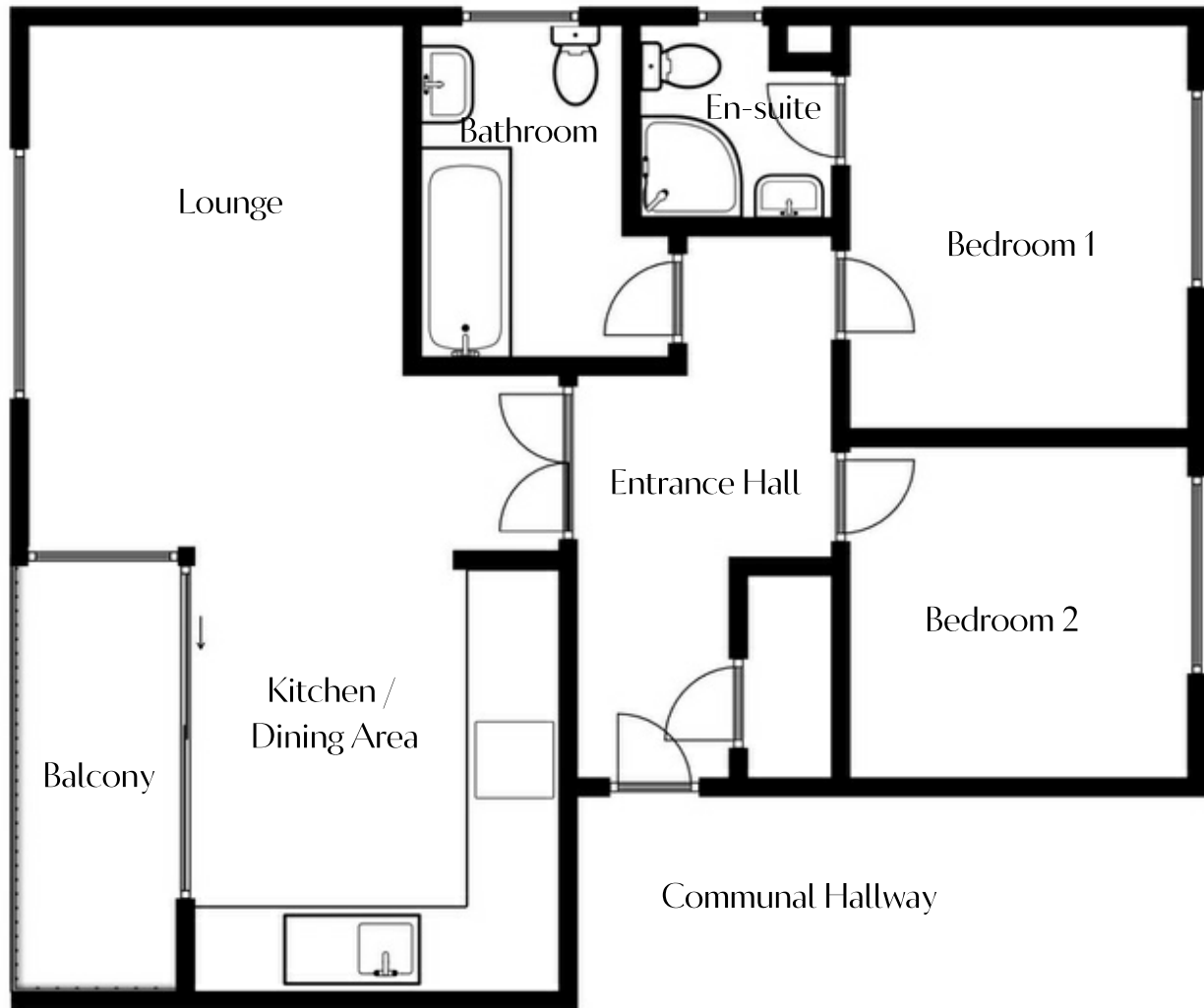


**Exterior Features:**

Communal store and secure parking for all apartments.

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

## FLOOR PLANS



FIRST FLOOR

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

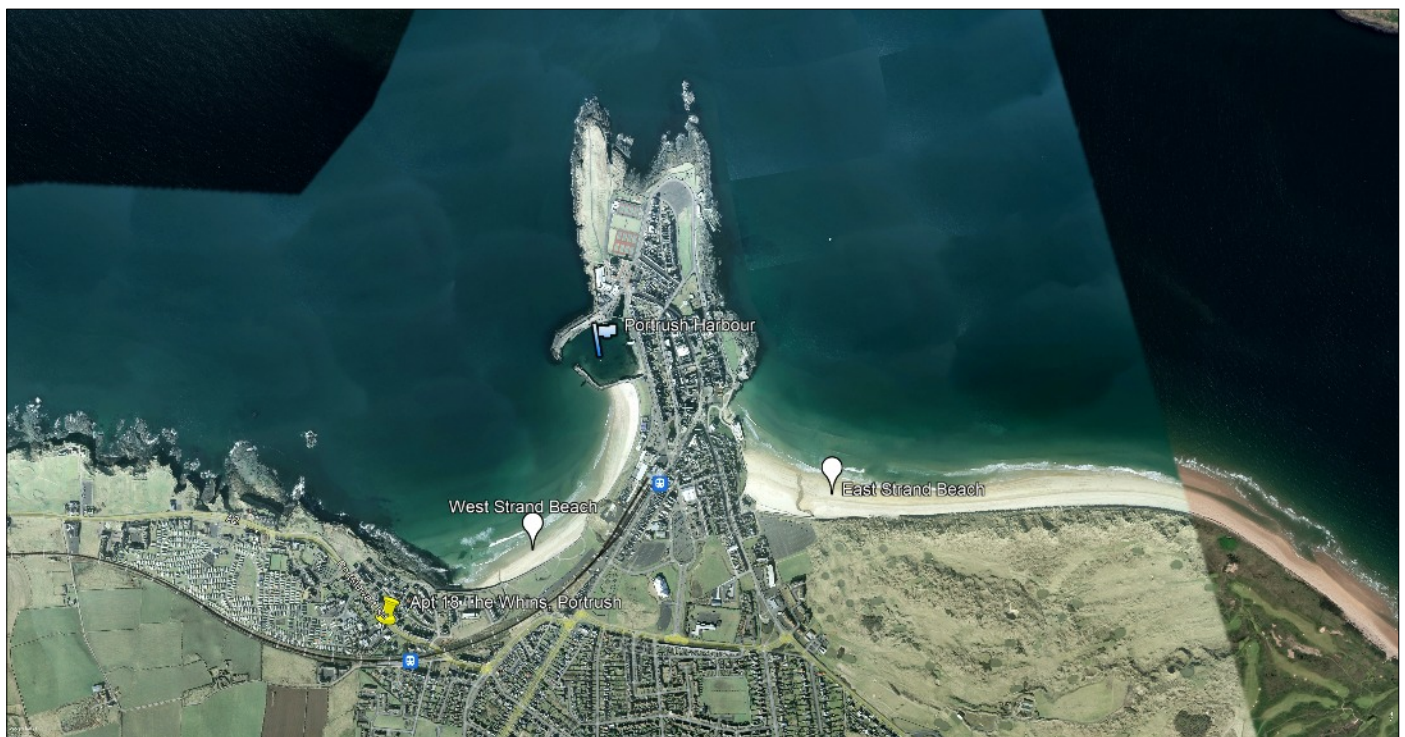
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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### Property Location:

On leaving Portrush along the A2 heading towards Portstewart on the coast road, 'The Whins' development is situated on the left hand side.

### Tenure:

Rates 2024 / 2025: £1127.46

Management Fee 2024 / 2025: £1548.00 (Brackenwood Property Management)

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### Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	64	71
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		

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

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

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

### PROPERTY REFERENCE

PST1502 101024/MH  
PC 040125

### OUR OFFICE LOCATION



Google maps

**mcafee**

4 Coleraine Road  
Portstewart  
BT55 7JW



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# Think

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