



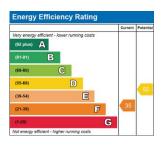
12 BATH TERRACE, PORTRUSH











OFFERS OVER £595,000

12 BATH TERRACE, PORTRUSH

This beautiful Victorian townhouse occupies a commanding seafront position, offering breathtaking panoramic views over the Salmon Fisheries, Arcadia, East Strand, the Skerrie Islands and beyond. The property provides flexible accommodation with 3-4 bedrooms, a stylish first floor kitchen with adjoining living and dining areas. To the rear, a small enclosed patio garden and store add further convenience. Nestled in the heart of Portrush, Bath Terrace enjoys a central yet peaceful location, offering privacy away from the main thoroughfare.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Panoramic views overlooking the East Strand and beyond.
- Flexible accommodation with up to 4 bedrooms.
- Enclosed low maintenance patio garden to the rear.
- Car parking to the front.

ADDITIONAL INFORMATION

TENURE: Freehold ANNUAL RATES: £1,666.68

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

ACCOMMODATION

ENTRANCE PORCH

1.46 m x 1.82 m (4'9" x 6'0") Wood floor; glass panel door leading to the entrance hall.

ENTRANCE HALL

Solid oak floor; under stairs storage.

LOUNGE/BEDROOM 4

 $4.81\ {\rm m} \times 4.38\ {\rm m}\ (15'9'' \times 14'4'')$ Bay window with sea views to the front; built in shelving; door to the bathroom.

BATHROOM 1

 $3.16 \text{ m} \times 3.69 \text{ m} (10'4'' \times 12'1'')$ Free standing roll top bath; large wet room style shower with chrome towel radiator; toilet; wash hand basin; back lit mirror; part wood panelled & tiled walls; tiled floor; linen cupboard.

UTILITY ROOM

 $1.71 \text{ m} \times 2.22 \text{ m} (5'7'' \times 7'3'')$ Plumbed for washing machine; cloaks cupboard; vinyl floor; door to the rear.

FIRST FLOOR

LANDING

Stained glass window.

LIVING & DINING AREA

5.08 m x 5.95 m (16'8" x 19'6")

Bay window to the front with spectacular sea views; glass panel door to Juliet balcony; marble fireplace with multi fuel stove set on a granite hearth; part wood panelled walls; wooden floor; spot lighting; open arch to the kitchen.

KITCHEN

2.87 m x 3.41 m (9'5" x 11'2")

Range of painted units; laminate work surfaces; ceramic sink & drainer; integrated fridge freezer; electric oven & hob with extractor unit over; larder cupboard; tiled floor; part tiled walls; spot lighting.

SECOND FLOOR

BEDROOM 1

 $4.00 \text{ m} \times 6.17 \text{ m} (13'1'' \times 20'3'')$ Large double bedroom to the front; bay window with spectacular sea views; built in wardrobe.

ENSUITE

 $0.89 \text{ m} \times 1.79 \text{ m} (2'11'' \times 5'10'')$ Panelled shower cubicle with electric shower; toilet; wash hand basin; wall mounted vanity unit; vinyl floor.

BEDROOM 2

2.98 m x 3.59 m (9'9" x 11'9") Double bedroom to the rear; built in wardrobe & shelving.

ENSUITE

 $0.91 \text{ m} \times 1.92 \text{ m} (3'0'' \times 6'4'')$ Panelled shower cubicle with electric shower; toilet; wash hand basin; wall mounted vanity unit; vinyl floor.

THIRD FLOOR

LANDING

Stained glass window.

BEDROOM 3

 $3.52 \text{ m} \times 3.30 \text{ m} (11'7'' \times 10'10'')$ Single bedroom to the front with spectacular sea views; access to large storage room.

WC

 $2.12\ m\times 2.44\ m\ (6'11''\times 8'0'')$ Toilet; wash hand basin; access to eaves storage; vinyl floor; spot lighting.

EXTERIOR

OUTSIDE FEATURES

- Fully enclosed patio garden to the rear.
- Parking area to the front.
- Timber storage shed.
- Raised planters.
- Boiler house.
- Pedestrian access to the back lane.







PHIUP 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.