



# 32 WEST STRAND AVENUE, PORTRUSH



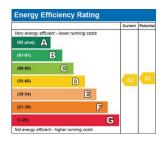


X 2



X 1





## 32 WEST STRAND AVENUE, PORTRUSH

This beautifully refurbished ground floor apartment offers modern living at its finest. Comprising two bedrooms, including a master with ensuite, and a stylish family bathroom. The spacious open-plan kitchen seamlessly flows into the living and dining areas, creating an inviting space perfect for both relaxation and entertaining. Situated in a prime location, the development is just a short stroll along the beach to the vibrant town centre, where you can enjoy a variety of attractions, restaurants and entertainment venues.

#### **FEATURES**

- Recently refurbished.
- Gas fired central heating system.
- Double glazing in uPVC frames.
- Prime location with access onto the promenade leading into the town and harbour area.

#### **ADDITIONAL INFORMATION**

TENURE: Leasehold

ANNUAL RATES: £1,029.42

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**

Secure intercom entry; tiled flooring.

#### **ENTRANCE HALL**

Tiled flooring; large storage cupboard.

#### **OPEN PLAN KITCHEN, LIVING & DINING**

7.83 m x 6.17 m (25'8" x 20'3")

Tiled floor throughout.

#### **KITCHEN**

Contemporary fitted kitchen; laminate work surfaces; stainless steel sink; integrated fridge freezer; plumbed for integrated washing machine; electric oven & hob with extractor over.

#### **LIVING & DINING AREA**

Recessed fireplace (piped for gas); bay window and door to the front.

#### **BEDROOM 1**

4.98 m x 2.52 m (16'4" x 8'3")

Double bedroom to the rear; tiled floor.

#### **ENSUITE**

0.92 m x 2.39 m (3'0" x 7'10")

Tiled shower cubicle; vanity unit with wash hand basin; toilet; tiled floor; spot lighting.

#### **BEDROOM 2**

3.41 m x 2.20 m (11'2" x 7'3")

Further bedroom to the rear; tiled floor; built in cupboard with gas boiler.

### **BATHROOM**

2.13 m x 2.37 m (7'0" x 7'9")

Panel bath; tiled shower cubicle; vanity unit with wash hand basin; toilet; tiled floor; spot lighting.

#### **EXTERIOR FEATURES**

- Access to communal gardens overlooking West Bay and the promenade leading into the town.
- Communal parking to the front of the property.





## **PHOTOS**



















