



3 THE PEBBLES, PORTRUSH



X 2



X 1



X 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £205,000

3 THE PEBBLES, PORTRUSH

This stunning and immaculate top floor, 2 bedroom apartment is situated in a highly sought after location. Beautifully presented, it boasts bright and spacious bedrooms with a modern, stylish open plan living space. The property offers easy access to local amenities, transport links, beaches and the world famous Royal Portrush Golf Club. Additional benefits includes allocated garage parking, ensuring both convenience and security. Perfect for professionals, small families, investors and first-time buyers looking for a high-quality home in a prime location.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Well maintained building and common areas.
- Allocated garage parking space.

ADDITIONAL INFORMATION

ANNUAL RATES: £735.30

ANNUAL SERVICE CHARGE: £545.84

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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COMMUNAL ENTRANCE

Secure entry system; motion activated lighting; tiled flooring and stair access to all floors.

ENTRANCE HALL

6.99 m x 1.17 m (22'11" x 3'10")

Alarm panel; utility cupboard; spotlighting; laminate floor.

OPEN PLAN KITCHEN LIVING DINING

4.28 m x 5.23 m (14'1" x 17'2")

Spotlighting; laminate floor; intercom system.

KITCHEN & DINING AREA

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; integrated fridge freezer & dishwasher; fitted oven; electric hob with extractor unit over; tiled walls.

LIVING AREA

Open to kitchen & dining area.

BEDROOM 1

2.48 m x 3.92 m (8'2" x 12'10")

Double bedroom to the side; laminate floor.

BEDROOM 2

2.49 m x 3.92 m (8'2" x 12'10")

Double bedroom to the side; laminate floor.

BATHROOM

1.82 m x 2.74 m (6'0" x 9'0")

Panel bath with shower head attachment; panelled shower cubicle with electric shower; toilet; wash hand basin; wall mounted mirrored vanity unit; vinyl floor; part tiled walls; extractor fan.

EXTERIOR

GARAGE

5.35 m x 2.59 m (17'7" x 8'6")

Electric roller door; concrete floor.

OUTSIDE FEATURES

- Allocated garage parking.
- Communal bin & boiler store.
- Individual letterbox.



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PHOTOS



