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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

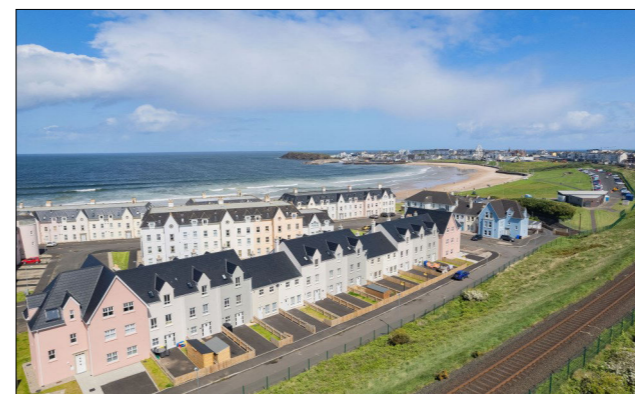
ARMSTRONG GORDON

Site Layout



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PORTRUSH

Site 16 West Strand Drive

BT56 8FR

Price £370,000

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A fabulous opportunity to acquire a 2 bedroom 2 storey house in the ever popular 'Rinagree' development. Located at the beginning of the development, the property itself is brand new and has never been lived in and comes to include kitchen, bathroom, ensuite and painting. Internally the house has a very contemporary atmosphere throughout. Close at hand is the West Strand Beach with the beautiful scenic walk along to Portrush Harbour and the well established Ramore Wine Bar. We cannot emphasize enough to those seeking a luxurious getaway in a truly amazing location, for early internal appraisal at your earliest opportunity.

Travelling into Portrush from Portstewart, turn left before Dhu Varren railway bridge onto West Strand Road and take your immediate right in the Rinagree development. The new phase will be located on your left and is currently a green area.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

Living Room:

Open Plan Kitchen/Dining Area:

Utility Room:

FIRST FLOOR:

Landing:

Master Bedroom:

Ensuite Shower Room:

Bedroom 2:

Study:

Bathroom:

SECOND FLOOR:

Bedroom 3:

Ensuite:

Bedroom 4:

EXTERIOR FEATURES:

Area to front is laid in lawn with screened area and tarmac path. Fully enclosed tarmac driveway to rear. Light to front and rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Partial Views Across Atlantic Ocean & West Strand Beach
- ** Close To Local Amenities Including Beach, Harbour & Town Centre

TENURE:

Leasehold

CAPITAL VALUE:

Not assessed

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Details of the annual Service Charge and full management services are available on request.



SPECIAL FEATURES:

- * Kitchen goods (in the form of extractor fan, electric oven and hob, integrated fridge freezer, integrated washer/dryer, and integrated dishwasher)
- * Tiling or other suitable protective material 2 tiled height between kitchen worktop and underside of kitchen cupboard
- * Kitchen floor tiling
- * Bathroom & Ensuite floor tiling
- * Splash back tiling above bath and wash hand basins
- * Showers fully tiled together with the installation of shower doors
- * Internal painting of walls and ceilings to client colour specification from range (one colour)
- * In the event that a purchaser would prefer a different fireplace or tiles, they may choose accordingly but will be required to meet any over-cost from the standard specification referred to above if a less expensive option is chosen no refund or compensatory payment will be made. For the avoidance of doubt, any change to the turnkey specification can only be on the basis that the preferred product or products are bought from our nominated suppliers.

