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To arrange an initial appointment please contact:
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	50 E
21-38	F		
1-20	G		

PORTRUSH

Mandalay B&B

50 Eglinton Street

BT56 8DY

Offers Over £495,000

028 7083 2000
www.armstronggordon.com

This is a most attractive and very successful 7 bedroom mid-terrace guest house. The current vendors carried out major refurbishment to the property within recent years and has been finished to an exacting specification with little expense spared. Throughout the property there is a very boutique style atmosphere and a very clever internal layout maximises on style and luxury guest house or family orientated living. The property itself has a very warm and welcoming atmosphere with a very tasteful and neutral decor throughout. Most important of all is the location which is within very close proximity to the West Strand Beach and Portrush town centre. This fine residence is practically on the doorstep of a host of many tourist and recreational facilities. Properties and especially guest houses of this calibre rarely present themselves to the open market, so we therefore strongly encourage you to arrange a private appointment at your earliest convenience.

Approaching Portrush on the Coleraine Road, go through the Metropole roundabout at the Police Station onto Eglinton Street heading into the town centre. No 50 will be located on your left hand side overlooking the green and Dunluce Centre.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

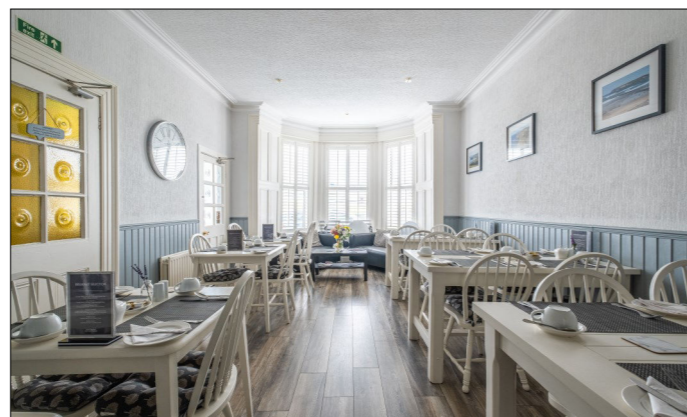
Entrance Hall:

6'11 wide with under stairs storage cupboard and wood floor.



Large Dining Room:

With bar area, half panelled walls, coving, window shutters, recessed lights and laminate wood floor. 28'5 x 13'1



Kitchen/Dining Room:

With bowl and half stainless steel sink unit set in granite worktops, high and low level oak units with tiling between, island unit with storage below, breakfast table with seating for four people, space for range cooker with extractor fan above, space for American fridge freezer, wine rack, plate rack, drawer bank, plumbed for automatic dish washer, sink unit, office style desk, recessed lights and tiled floor. 20'3 x 13'7



Utility Room:

With low level units, plumbed for automatic washing machine and tumble dryer and tiled floor.

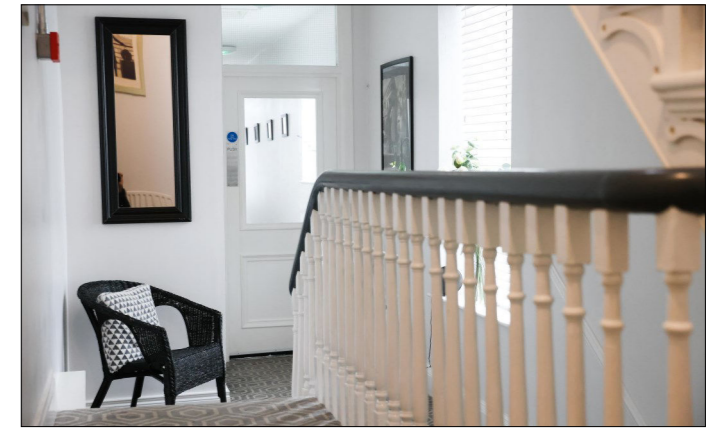
Separate W.C.:

With wash hand basin.

FIRST FLOOR:

Landing:

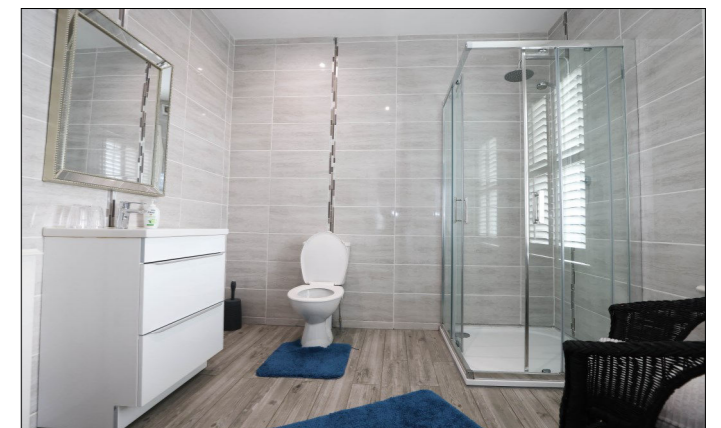
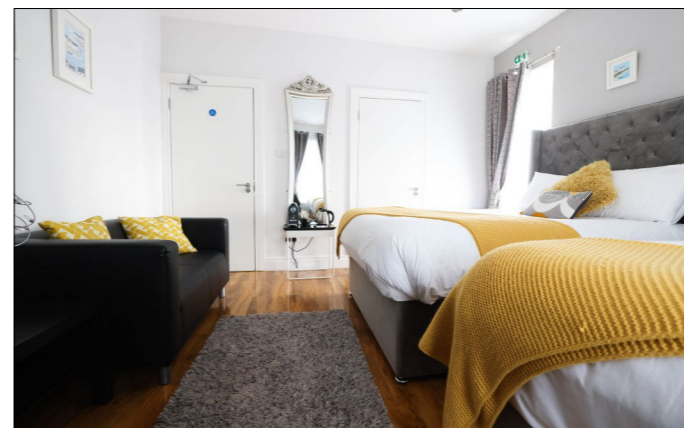
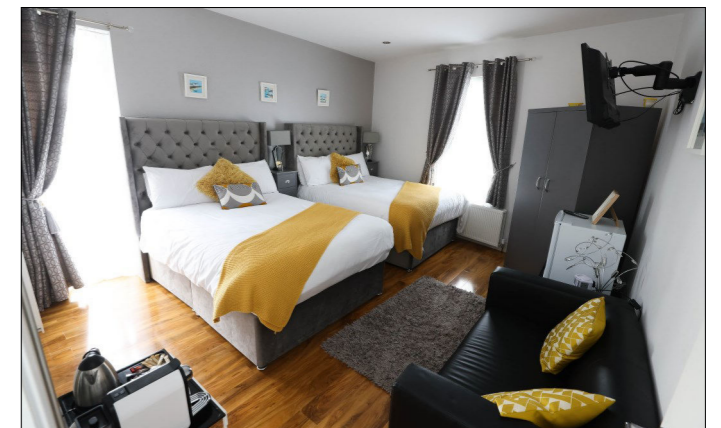
With large hot press.



Bedroom 1:

With two double beds, recessed lights, solid wood floor and door to fire escape. 14'7 x 12'6

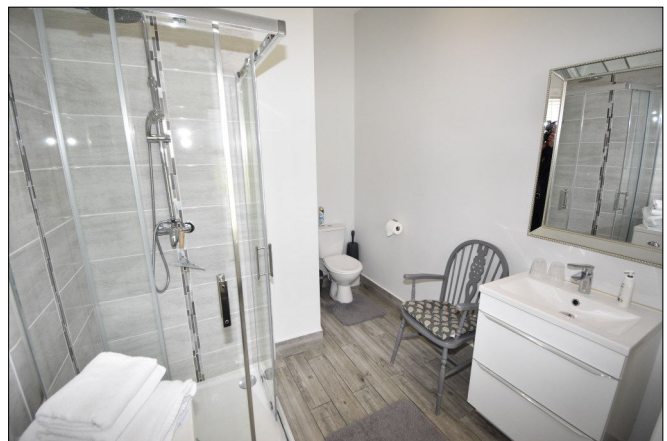
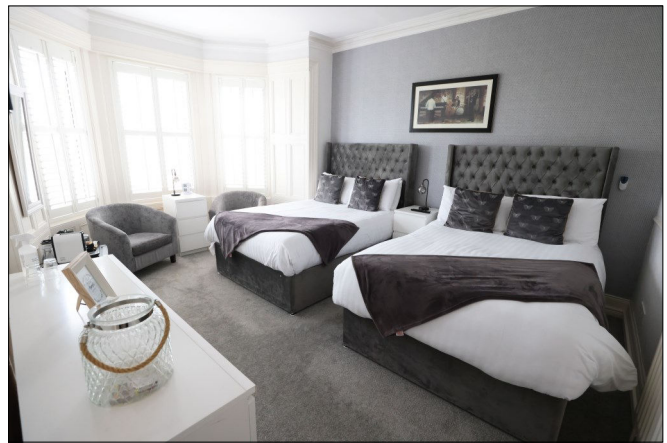
Large ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle with rainfall shower, fully tiled walls, recessed lights and tiled floor.



Bedroom 4:

With window shutters and coving. 13'4 x 10'10

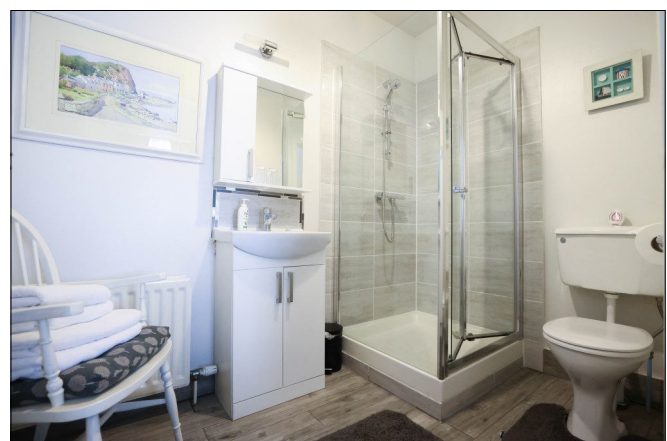
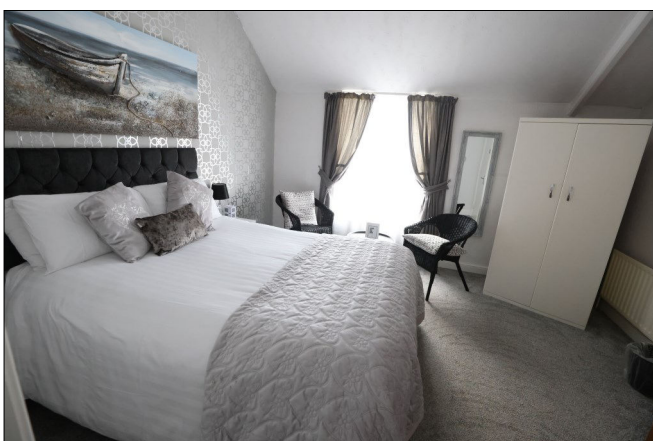
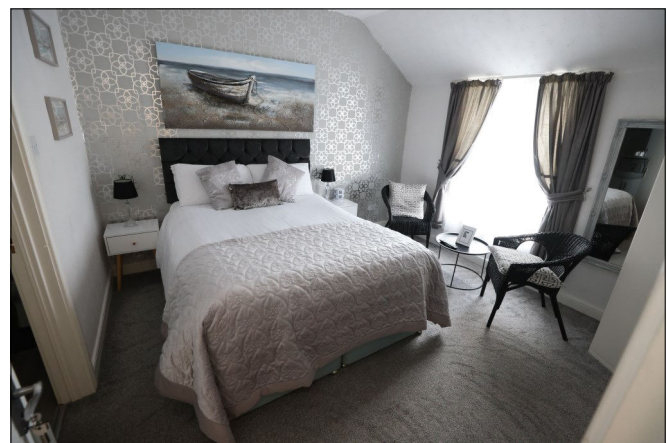
Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle with rainfall shower and tiled floor.



Bedroom 5:

With sea views to rear. 13'1 x 11'11

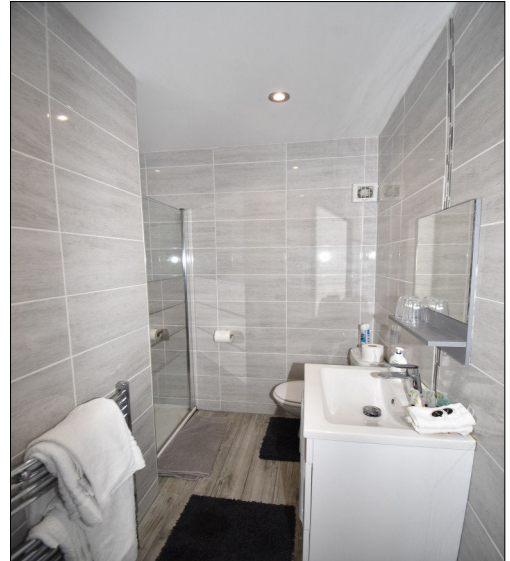
Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle with two showers, recessed lights, extractor fan and tiled floor.



Bedroom 2:

With recessed lights and solid wood floor.
17'6 x 8'1

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walls, fully tiled walk in shower cubicle, extractor fan, chrome towel rail and tiled floor.



Bedroom 3:

With window shutters. 17'2 x 12'7

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, chrome towel rail, extractor fan and tiled floor.



Bedroom 6:

11'12 x 11'6

Ensuite off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle and tiled floor.



Annex to rear:

Lounge:

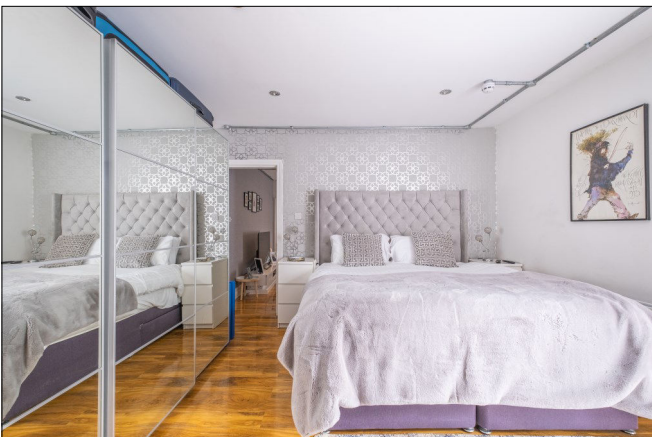
With recessed lights, vertical radiator and wood floor. 12'10 x 11'11



Bedroom 7:

With recessed lights and wood floor. 13'3 x 12'10

Ensuite off with w.c., wash hand basin set in vanity unit with storage and tiled splashback, double fully tiled walk in shower cubicle with rainfall shower, bath with tiled surround, storage units, recessed lights and tiled floor.



EXTERIOR FEATURES:

Outside to rear there is a paved yard area and right of way.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** 7 Bedrooms With Extremely Large Modern Ensuites
- ** Sea Views To Rear From Top Floor
- ** Rear Annex Could Be Used As A Granny Flat With Its Own Lounge
- ** Property Can Be Sold As Very Successful Going Concern Or Could Be Converted Into Apartments Or Back Into A Family Home
- ** Excellent Decorative Order & Fully Renovated Throughout
- ** Future Bookings Are Available To View

TENURE:

Freehold

CAPITAL VALUE:

£100,000 (Rates: £870.20 p/a approx.)

NAV:

£4,600.00 (Rates: £2,496.29 p/a approx.)

