



# Fitzgerald Financial Solutions

Mortgage & Protection Advice  
Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
Income Protection - Buildings, Contents & Landlord Insurance  
Medical Insurance

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

# ARMSTRONG GORDON

## Site Layout



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

## PORTRUSH

Site 12 West Strand Drive

BT56 8FR

Price £325,000



Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000  
www.armstronggordon.com

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:

4'11 wide

###### Master Bedroom:

10'4 x 8'5

###### Ensuite Shower Room:

###### Bedroom 2:

10'5 x 9'4 max

###### Study:

6'10 x 5'9

###### Bathroom:

With w.c., wash hand basin bath and walk in shower cubicle.

##### FIRST FLOOR:

###### Open Plan Living Room/Kitchen:

With recess and piped for gas fire, access to roof space and partial views of West Strand Beach and Atlantic Ocean. 29'5 x 15'8

##### 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:**

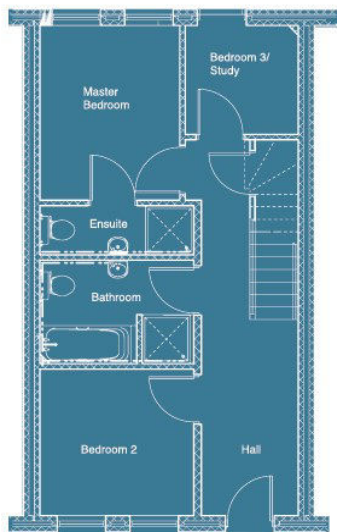
- \* Kitchen goods (in the form of extractor fan, electric oven and hob, integrated fridge freezer, integrated washer/dryer, and integrated dishwasher)
- \* Tiling or other suitable protective material 2 tiled height between kitchen worktop and underside of kitchen cupboard
- \* Kitchen floor tiling
- \* 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.

# House type H

Numbers 7, 8, 12 and 13

4 x 1046 sq ft three bedroom Townhouses

## Ground Floor



## First Floor

