

For Sale

Apt 4 Curran Gate, 115 Causeway Street, Portrush BT56 8RZ

Offers Over **£425,000**



Property Overview

- Duplex Apartment
- 3 Bedrooms, 1 Reception Room
- Sea views from lounge balcony
- Exceptional luxurious finish throughout
- Just a short stroll to the East Strand Beach and town centre
- Convenient to Royal Portrush Golf Club, one of the world's top ranked courses who again will be hosting the British Open in 2025
- Gated entrance
- uPVC double glazed windows
- Composite entrance door
- Electric underfloor heating
- Remote controlled window blinds in all the bedrooms
- One allocated car parking space within development
- Intercom system
- Burglar alarm installed
- Rates: The assessment for the year 2023/2024 is £1674.90
- Management Fees on request

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Entrance Hall:

With glass panelled front door and glass side panel, tiled floor, recess lighting, Beam vacuum point, metal railings with glass screens staircase to both levels.



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Bedroom (1):

5.9m x 2.9m (19' 4" x 9' 6") (Max) with recessed lighting, digital thermostat, dimmer switch, television point, telephone point, built-in wardrobe with dressing table, door to rear patio area.



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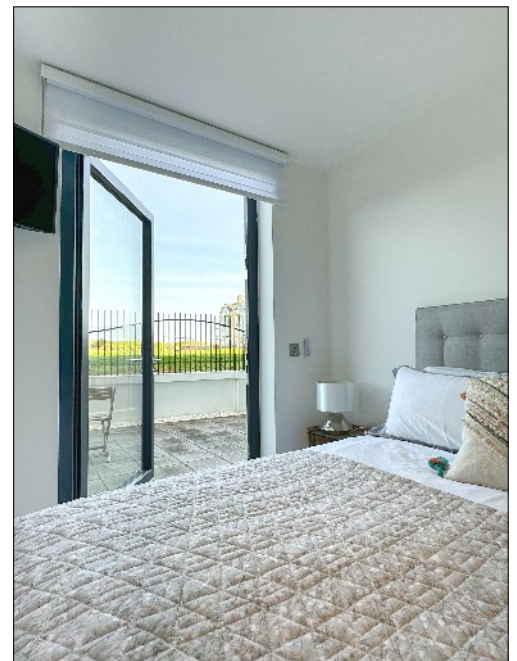


En-suite:

Comprising w.c. and wash hand basin with storage cupboard below, thermostatic shower with waterfall shower head, heated towel rail, LED wall mirror, tiled walls, tiled floor, recessed lighting, extractor fan.

Bedroom (2):

4.7m x 2.6m (15' 5" x 8' 6") (Max) with television point, telephone point, dimmer switch, digital thermostat, recessed lighting, built-in wardrobe with dressing table, door to rear patio area.



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Bedroom (3):

3.6m x 2.6m (11' 10" x 8' 6") (Max) with recessed lighting, dimmer switch, telephone point, television point, built-in wardrobes, digital thermostat.



Bathroom & w.c. Combined:

Comprising w.c and wash hand basin, panel bath, thermostatic shower with waterfall shower head, recessed lighting, heated towel rail, LED wall mirror, tiled walls, tiled floor, extractor fan.



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Access to first floor via walnut open tread staircase with frameless glass balustrade.

First Floor

Open Plan Lounge / Dining Area & Kitchen

12.2m x 5m (40' 0" x 16' 5") (Max)

Lounge:

With intercom entry system, tiled floor, television point, telephone point, recessed lighting, digital thermostat, recessed wall electric fire, sliding door to balcony with sea views.



Balcony

5.5m x 1.4m (18' 1" x 4' 7") with glass panels, tiled floor, outside light.

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Kitchen:

With eye and low level units, large island with pop up sockets with speaker and USB points and waste bin unit, suspended ceiling over island incorporating extractor fan, wine cooler, stainless steel sink unit, integrated induction hob, integrated double oven, integrated fridge / freezer, integrated dishwasher, granite worktop with upstand, recessed lighting, tiled floor.



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Dining Area:

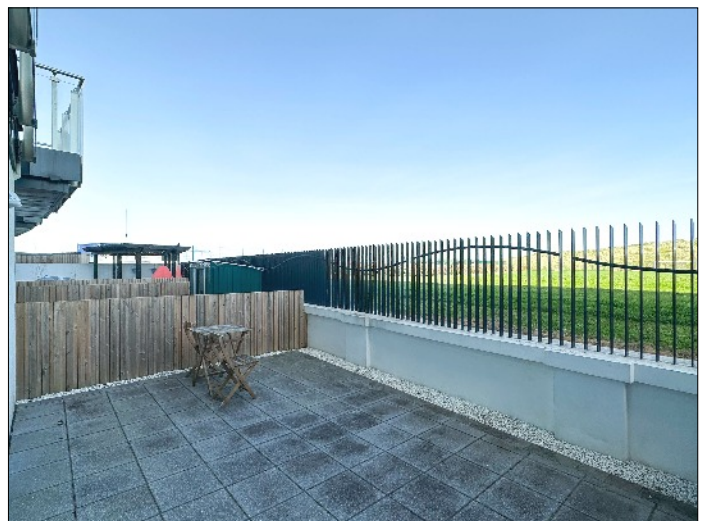
With tiled floor, recessed lighting, television point, telephone point, sliding door to balcony.



Balcony:

2.7m x 1.6m (8' 10" x 5' 3") with glass panels, tiled floor, outside light.

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Exterior Features

Gated entrance. Paved patio area to rear; wall and fence enclosed. 1 allocated car parking space. Outside lights to front and rear.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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FLOOR PLANS



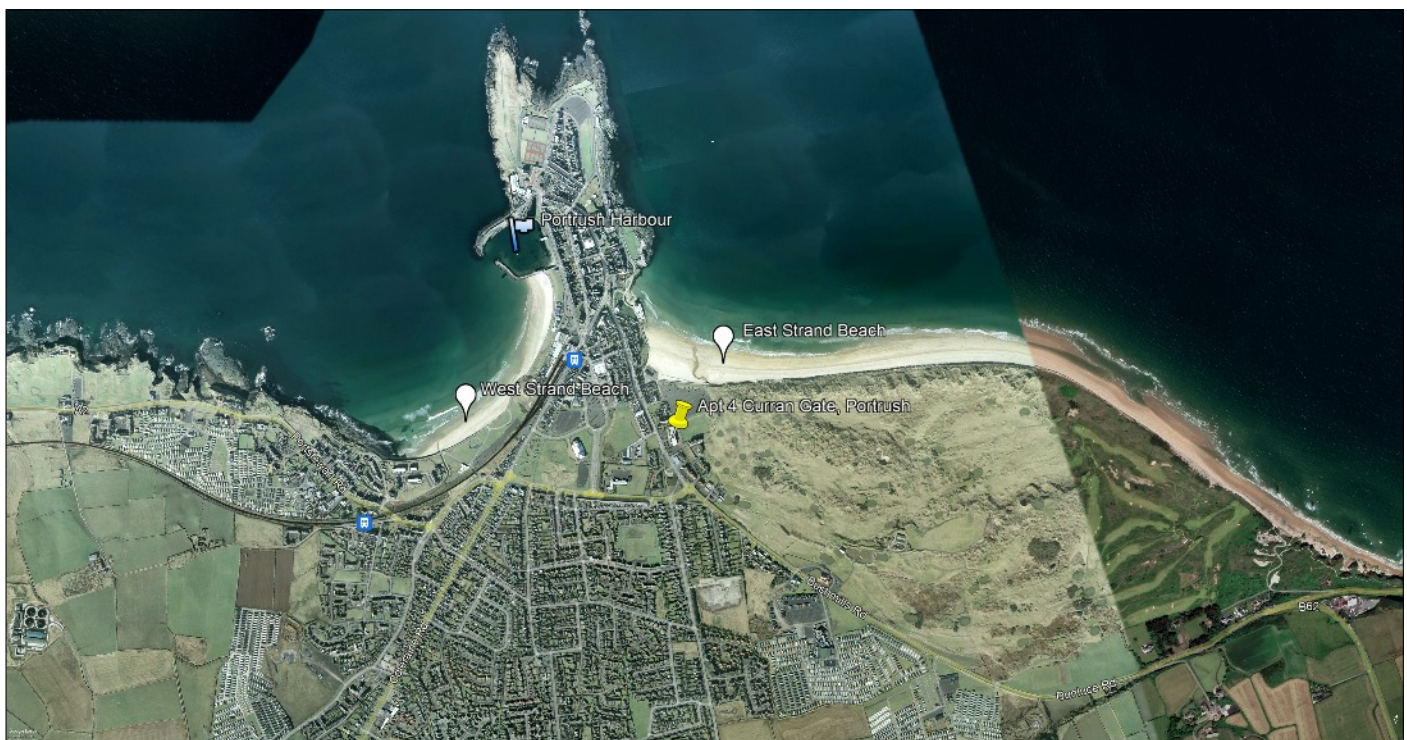
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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Property Location:

On entering Portrush on the Bushmills Road continue straight ahead at the roundabout onto Causeway Street. No. 115 is situated along on the right-hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	76	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Full EPC available on request		

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE
 PST1466 150923/MH

OUR OFFICE LOCATION



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

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