

Apartment 6
Second to Third Floor Duplex
Apartment to rear
Offers Around £169,500:

Accommodation Comprising

Entrance Hall:
 With tiled floor, recess lighting.

Lounge / Dining / Kitchen Area:
 21'10 x 13'2 (Max) Lounge area: tiled floor, television and satellite point, telephone point, recess lighting, intercom door entry system, boiler, understairs storage. Distant views to rear beyond to countryside. Kitchen Area: with eye and low level units, breakfast bar, stainless steel sink unit, 'Nardi' oven, hob, fridge freezer, dishwasher and washing machine, stainless steel extractor fan, concealed lighting, kickboard lighting.

Bedroom (2):
 9'8 x 7'8 with television, satellite and telephone points, recess lighting.

Turning Staircase from Lounge leading to Third Floor:

Landing:
 With recess lighting.

Bedroom (1):
 13'4 x 12'0 with television, satellite and telephone points, recess lighting, Fire Escape. Distant views to rear beyond to countryside.

Bathroom and W.C. combined:
 Comprising panel bath with shower screen, telephone hand shower, mains shower fitting over bath, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled around amenities, tiled floor, sensor controlled recess lighting, extractor fan. Velux window.

Apartment 7 - Sea Views
Third Floor Penthouse Apartment to front
Offers Around £175,000:

Accommodation Comprising

Entrance Hall:
 From Second Floor. With wooden flooring, recess lighting, understairs storage.

Turning Staircase leading to Third Floor:

Landing:
 With wooden flooring, recess lighting, smoke alarm, Velux window.

Lounge / Dining / Kitchen Area:
 18'3 x 12'6 Lounge area: wooden flooring, television and satellite point, telephone point, recess lighting, intercom door entry system, smoke alarm, two wall mounted radiators, two Velux windows. Kitchen Area: with eye and low level units, saucepan drawers, wooden effect worktop, stainless steel sink unit, 'Nardi' oven, hob, fridge and washing machine, 'Neb' dishwasher, stainless steel extractor fan, concealed lighting, kickboard lighting, Velux window, recess storage. Sea Views: of Portrush West Strand beach and Portrush Harbour and distant views to rear beyond to countryside.

Bedroom (1):
 14'8 x 10'0 with television, satellite and telephone points, recess lighting, recess storage. Velux window.

Bedroom (2):
 13'3 x 7'5 with 3 step leading down to room, television, satellite and telephone points, recess lighting, Velux window.

Bathroom and W.C. combined:
 Comprising panel bath with shower screen, telephone hand shower, mains shower fitting over bath, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled around amenities, tiled floor, sensor controlled recess lighting, extractor fan. Velux window.

Specification

Oil fired central heating
 uPVC double glazed windows
 Fire Alarm system installed
 Burglar alarms installed in each apartment
 Satellite television point in each apartment
 Television, satellite and telephone points in all bedrooms
 Intercom door entry system (except Apt 2 which has own entrance)
 Town centre location overlooking the West Strand beach
 Outside water tap and lighting
 Brushed Chrome electrical sockets and switches

Turnkey Finish

Fitted kitchen with oven, hob, extractor fan and fridge
 High quality sanitary ware
 Tiling or wooden flooring in Lounge / Dining / Kitchen area and hallways
 Fitted carpet in all bedrooms

Communal Staircase

With tiled floor, sensor lighting, post boxes, intercom door entry system.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas. Details of annual charge and full management services are available on request.

For further details and permission to view contact selling agents.

Property Reference:
 010708/RT



Prices From £99,500



Galgorm House Apartments

Eglinton Street, Portrush

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Galgorm House *Apartments*

are a landmark building on the approach into Portrush town centre, this exclusive apartment building in a choice location is convenient to town centre amenities and with the modern living style to attract a new generation of homeowners.

This unique development by PCG Contracts Ltd offers an excellent choice of apartments for the discerning purchaser requiring comfort and style. With the West and East Strand beaches, Portrush Harbour, shops, cafés, restaurants, golf courses only a few minutes walk away these apartments could not be better located for all of us interested in leisure, social and recreational activities.

Galgorm House Apartments are an impressive, well designed development – classical yet modern with good looks that will maintain a strong appeal for decades – all built and finished internally and externally to the very highest standards.

Apartment 1
Ground Floor Apartment to front
Offers Around £159,500:

Accommodation Comprising

Paved forecourt to front with access to apartment. Forecourt accommodates oil tanks which are below ground level.

Lounge / Kitchen Area:

15'6 x 12'4 into bay window. Lounge area: with tiled floor, television and satellite point, telephone point, recess lighting, intercom door entry system, smoke alarm. Kitchen Area: with eye and low level units, wooden effect work top, breakfast bar, stainless steel sink unit, 'Nardi' oven, hob, fridge freezer, 'Indesit' dishwasher, stainless steel extractor fan, concealed lighting, kickboard lighting.

Inner Hall:

Access to rear communal staircase, smoke alarm, recess lighting, storage cupboard, tiled floor.

Bedroom (1):

12'0 x 8'2 with television, satellite and telephone points, recess lighting.

Bedroom (2):

11'8 x 6'5 with Velux window, television, satellite and telephone points, recess lighting.

Bathroom and W.C. combined:

Comprising panel bath with shower screen, telephone hand shower, mains shower fitting over bath, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled around amenities, tiled floor, sensor controlled recess lighting, extractor fan.

Apartment 2
Ground Floor Apartment to rear
Offers Around £107,500:

Accommodation Comprising

Separate Entrance to rear.

Lounge / Kitchen Area:

13'1 x 12'4 Lounge Area: with tiled floor, television and satellite point, telephone point, recess lighting, smoke alarm, wall mounted electric fire. Kitchen Area: with eye and low level units, stainless steel sink unit, 'Nardi' oven, hob, washing machine and fridge, stainless steel extractor fan, concealed lighting, kickboard lighting, boiler, tiled floor.

Inner Hall:

With smoke alarm, recess lighting, tiled floor.

Bedroom (1):

9'5 x 9'2 (less corner) with television, satellite and telephone points, recess lighting.

Bedroom (2):

7'9 x 7'2 with television, satellite and telephone points, recess lighting.

Shower Room and W.C. combined:

Comprising fully tiled corner shower cubicle with mains shower fitting, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled floor, sensor controlled recess lighting, extractor fan, clear brick wall feature. Door to store with shelving and tiled floor.

Apartment 3 - Sea Views
First Floor Apartment to front
Offers Around £172,500:

Accommodation Comprising

Entrance Hall:

With Linen cupboard, walk-in storage cupboard, wooden flooring, shelving, recess lighting, smoke alarm.

Lounge / Dining / Kitchen Area:

Lounge / Dining Area: 16'10 x 10'10 into bay window, with wooden flooring, television and satellite point, telephone point, recess lighting, intercom door entry system, smoke alarm. Sea Views: of Portrush West Strand beach and Portrush Harbour. Kitchen Area: 7'8 x 7'3 with eye and low level units, stainless steel sink unit, 'Nardi' oven, hob, fridge freezer, 'Indesit' dishwasher, stainless steel extractor fan, concealed lighting, kickboard lighting, wooden flooring, door to Bedroom 2.

Bedroom (1):

10'5 x 8'1 with television, satellite and telephone points, recess lighting.

Bedroom (2):

8'9 x 7'4 with television, satellite and telephone points, recess lighting. Sea Views: of Portrush West Strand beach and Portrush Harbour.

Bathroom and W.C. combined:

Comprising panel bath with shower screen, telephone hand shower, mains shower fitting over bath, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled around amenities, tiled floor, sensor controlled recess lighting, extractor fan.

Apartment 4
First Floor Apartment to rear
SOLD

Accommodation Comprising

Entrance Hall:

With tiled floor, recess lighting, smoke alarm.

Lounge / Kitchen Area:

14'1 x 13'2 Lounge Area: with tiled floor, television and satellite point, telephone point, recess lighting, smoke alarm, intercom door entry system, boiler. Distant views to rear beyond to countryside. Kitchen Area: with eye and low level units, wooden effect work top, stainless steel sink unit, 'Nardi' oven, hob, fridge freezer, dishwasher, and washing machine, stainless steel extractor fan, concealed lighting, kickboard lighting.

Bedroom (1):

10'2 x 9'6 with television, satellite and telephone points, recess lighting, shelved storage cupboard.

Bathroom and W.C. combined:

Comprising panel bath with shower screen, telephone hand shower, mains shower fitting over bath, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled around amenities, tiled floor, sensor controlled recess lighting, extractor fan, clear brick wall feature.

Apartment 5 - Sea Views
Second Floor Apartment to front
Offers Around £185,000:

Accommodation Comprising

Entrance Hall:

With wooden flooring, recess lighting, shelved storage cupboard.

Lounge / Dining / Kitchen Area:

19'3 x 10'1 into bay window. Lounge area: with wooden flooring, television and satellite point, telephone point, recess lighting, intercom door entry system, smoke alarm. Sea Views: of Portrush West Strand beach and Portrush Harbour. Kitchen Area: with eye and low level units, stainless steel sink unit, 'Nardi' oven, hob, fridge freezer, 'Neb' dishwasher, stainless steel extractor fan, concealed lighting, kickboard lighting.

Bedroom (1):

10'0 x 8'1 with television, satellite and telephone points, recess lighting.

Bedroom (2):

12'1 x 8'4 (Max) with television, satellite and telephone points, recess lighting. Sea Views: of Portrush West Strand beach and Portrush Harbour.

Bathroom and W.C. combined:

Comprising panel bath with shower screen, telephone hand shower, mains shower fitting over bath, wash hand basin, w.c., heated towel rail, wall mounted mirror, tiled around amenities, tiled floor, sensor controlled recess lighting, extractor fan.

