



'LISNABRACK'

Seaport Avenue, Portballintrae

Release of three bedroom apartments offering a combination of spectacular sea views, spacious interiors and situated in an exclusive development with impressive gardens and communal facilities. The apartments are convenient to all local amenities including beaches and harbour, Bushfoot Golf Club, Bayview Hotel, Bartali Restaurant, tennis court, play park etc. as well as being only a short drive from the famous Giant's Causeway and numerous tourist attractions along the North Antrim Coast

Regulated by RICS

46 High Street,
Antrim,
BT41 4BX

Tel: (028) 9446 6400

62-64 New Row,
Coleraine,
BT52 1EJ

Tel: (028) 7034 4433

12 Portland Avenue,
Newtownabbey,
BT36 5EY

Tel: (028) 9083 7979

20 The Diamond,
Portstewart,
BT55 7JN

Tel: (028) 7083 5444





SPECIFICATION

Kitchen

Fully fitted kitchen including fridge freezer, electric oven and hob with extractor unit over, washer/dryer and dishwasher; floor tiling to kitchen area; splashback tiling (2 tiles in height around the worktop),

Decorative Finishes

Tasteful decoration with walls, ceilings and woodwork painted. Choice of one wall colour throughout chosen from the Dulux range.

Bathroom & Ensuites

Fully fitted bathroom suite with floor tiling, showers fully tiled plus tiled splashbacks above bath and wash hand basins.

Living Area

PC sum towards installation of a fireplace.

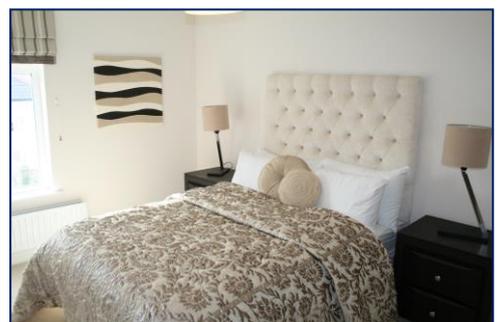
Other Features

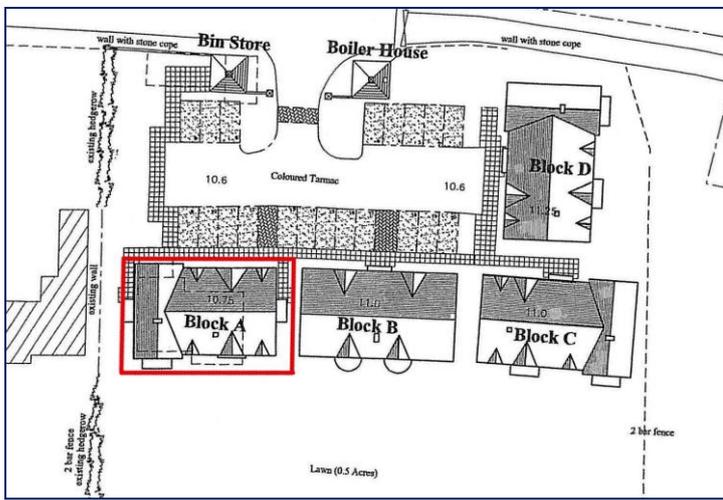
- Intruder Alarm
- Intercom entry system.

The range of fireplaces and tiles covered by the turnkey package will be supplied by local specialist companies advised to the purchaser at contract stage.

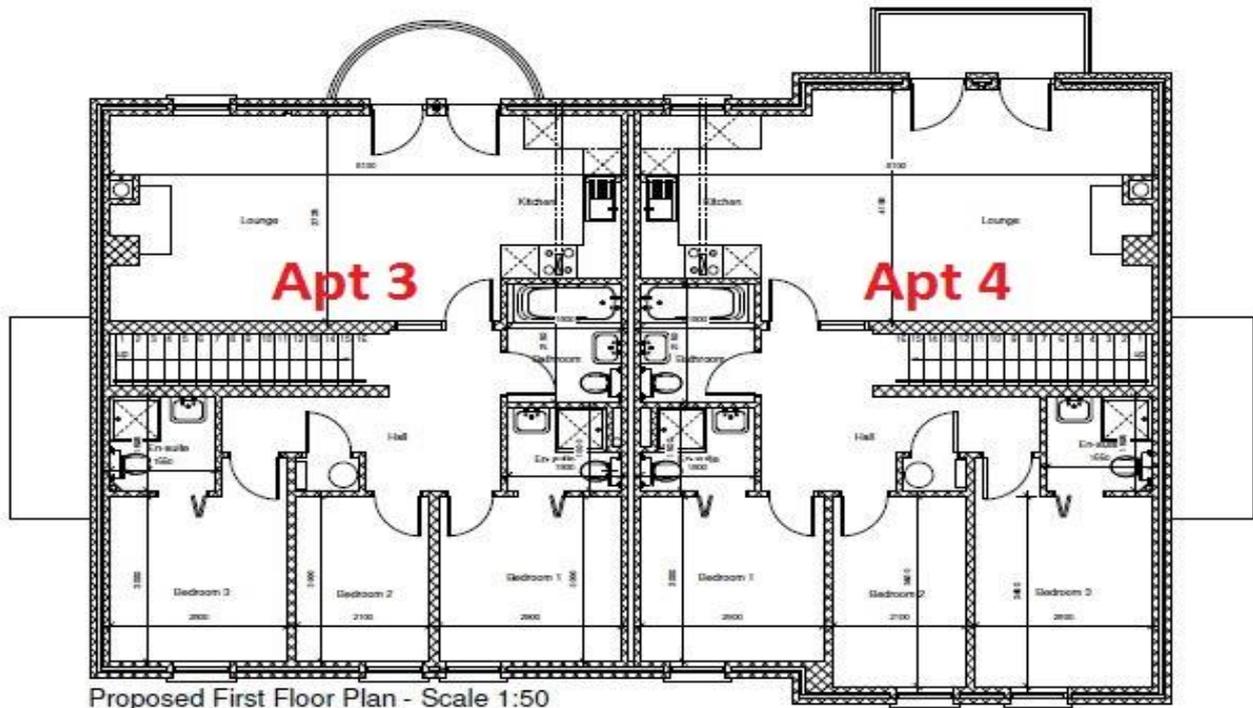
In the event that a purchaser would prefer a different fireplace or tiles they may choose accordingly but will be required to meet any extra over-cost from the standard specification referred to above. If a less expensive option is chosen no refund or compensatory payment will be made. For the avoidance 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.

As this is an ongoing development the Sale Price or design layout may alter from the brochure plans, therefore we would ask that you confirm these details with the selling agent.

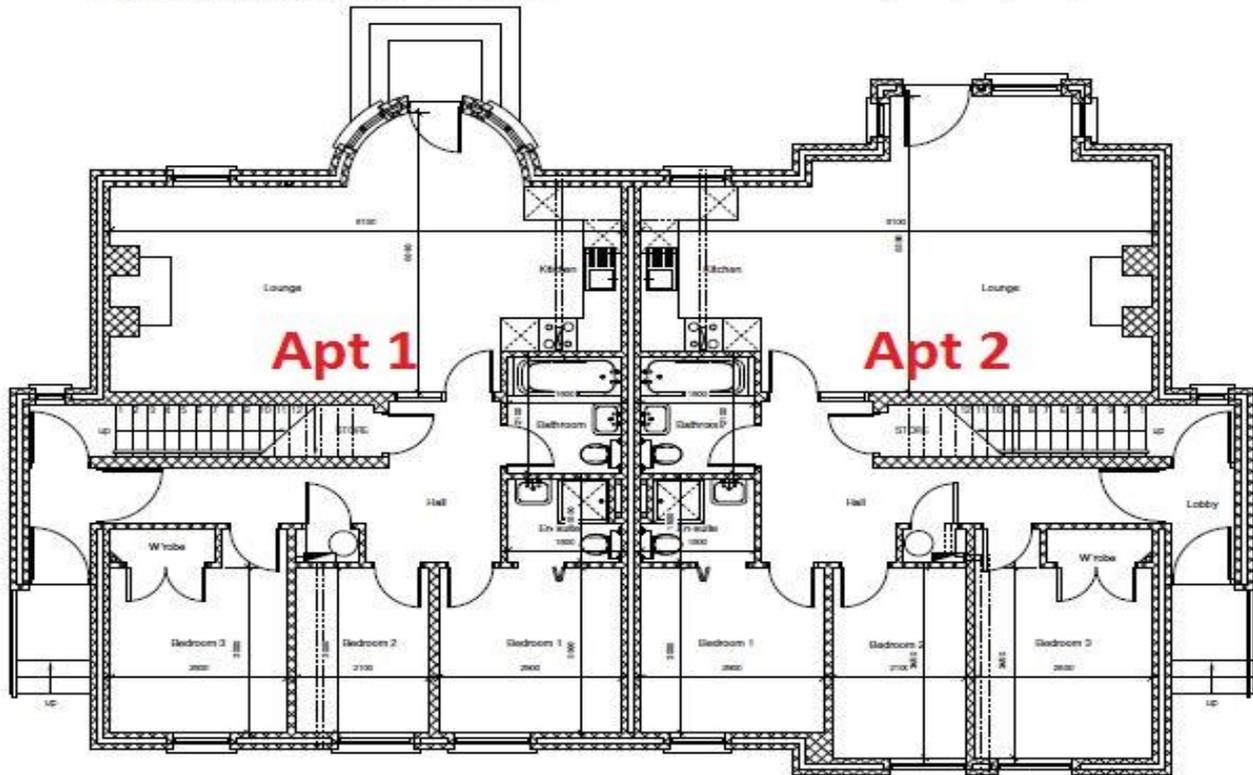




- 4 apartments all benefitting from dramatic sea views across the bay towards the harbour, Runkerry Headland and beyond.
- Comprising 3 bedrooms (1st Floor units with 2 x ensuites and Ground Floor units with 1 x ensuite), open plan kitchen, living & dining room and family bathroom.
- Ground floor apartments have direct access onto communal garden overlooking the bay to front.
- First floor apartments have access onto private balconies directly from the living area with views over the bay.

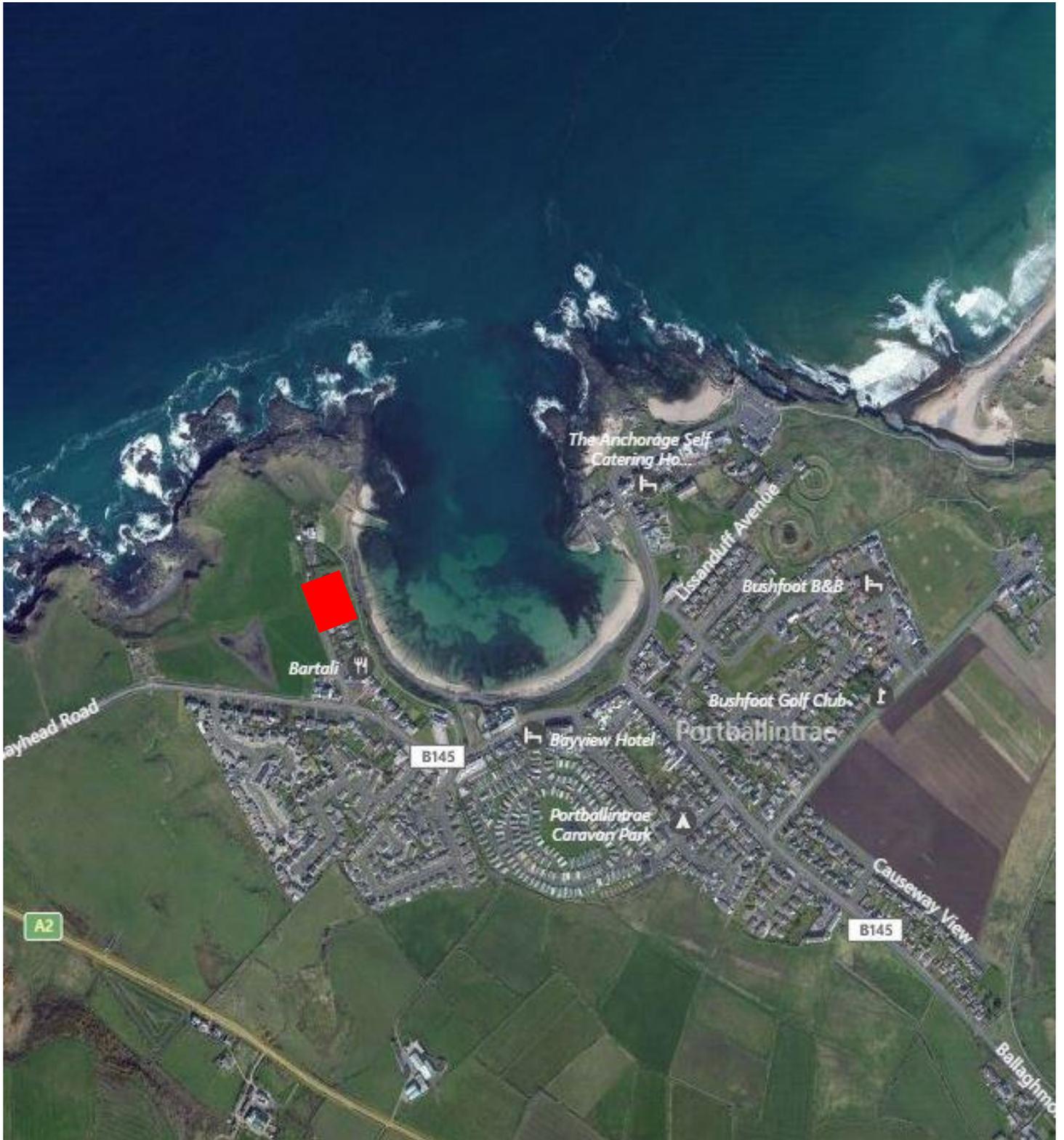


Proposed First Floor Plan - Scale 1:50



Proposed Ground Floor Plan - Scale 1:50

LISNABRACK LOCATION MAP



Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

Philip Tweedie & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that; (i) 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; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchaser or Lessee 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.