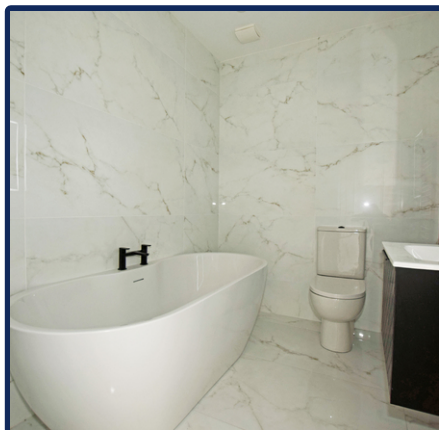




### Penthouse, The Watch House, 16 Main Street, Castlerock, BT51 4RA



- 2 Bedrooms Penthouse Apartment
- Open Plan Living, Kitchen & Dining Area With Bespoke Kitchen With Granite Worktops & Integrated Appliances
- Uninterrupted Sea Views
- Mains Gas Central Heating
- 900mls PVC Box Section Insulated Windows
- Video Camera Security Entry System
- Gated Access System With Intercom
- Lift Access & High Specification Flooring & Decor To Entrance Lobbies & Stairwell





Perfectly placed on Main Street looking out over The Promenade and Castlerock Beach, The Watch House offers luxury coastal living and is the ideal location in which to relax and unwind with some of the most beautiful seaside and countryside in Ireland on your doorstep. Castlerock lies within the spectacular North Coast and is only a short distance from Portstewart, Portrush, the Giant's Causeway, Carrick-a-rede rope bridge and offers great road links to Coleraine, Belfast and Londonderry/Derry.

If you prefer an active day out there is a huge range of outdoor activities to choose from including superb golf at the challenging links course of Castlerock Golf Club, surfing, horse riding, sailing, kayaking, kite surfing, rock climbing and rambling.

## ACCOMMODATION COMPRISING

### Entrance Hall With Reading Room

With storage cupboard, storage into eaves and tiled floor.

### Living, Kitchen & Dining Area

With fully fitted extensive range of eye and low level units with granite worktops, integrated appliances to include hob, oven, extractor fan, fridge freezer, dishwasher, washing machine, centre island incorporating wine fridge, sink unit, recessed lights and tiled flooring.

6.35 m x 5.64 m

### Bedroom 1

With tiled floor, recessed lights and TV point. En-suite comprising fully tiled walk in shower cubicle with drencher shower head, wc, wash hand basin with under storage and LED touch mirror, heated towel rail, recessed lights, extractor fan, tiled walls and floor.

### Bedroom 2

With tiled floor, recessed lights and TV point.

5.64 m x 2.67 m

### Bathroom

Suite comprising bath, wc, wash hand basin with under storage, extractor fan, tiled walls and floor.

2.57 m x 1.78 m

### Exterior:

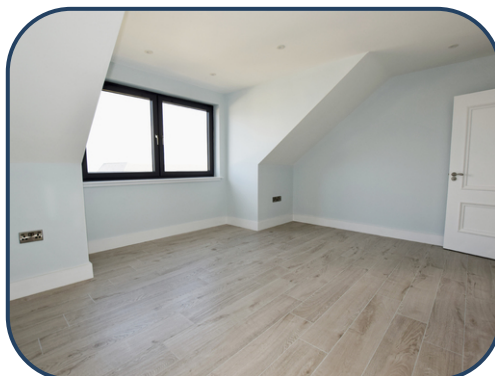
Gated access system with intercom to individual apartments.

Allocated parking.

### Additional Information:

A management company will be set up for the benefit of all residents in the development. Maintenance of buildings and common areas now falls to the residents of new developments and it is important that the standard of the scheme is retained from the outset and protected for the best day to day enjoyment of all occupants. Information on projected management fees can be obtained from Agent.

Annual Rates: to be assessed.



## VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons  
9 Dunmore Street, Coleraine  
Tel. 028 703043677/21133  
[www.bensonsni.com](http://www.bensonsni.com)

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

