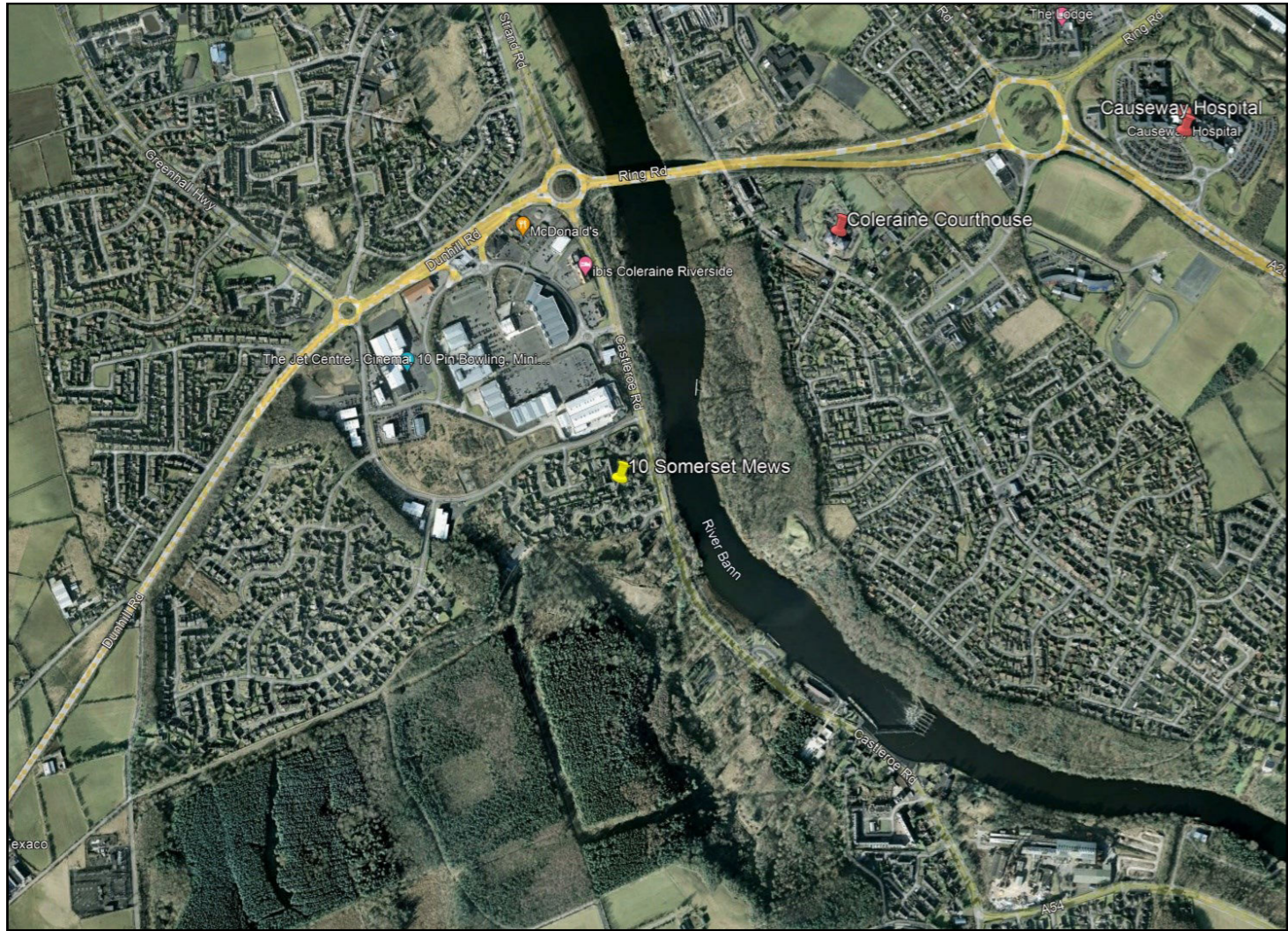




Fitzgerald Financial Solutions
 Mortgage & Protection Advice
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover
 Income Protection - Buildings, Contents & Landlord Insurance
 Medical Insurance

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

ARMSTRONG GORDON



ARMSTRONG GORDON
 & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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 T. 028 7083 2000

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	37 F	
1-20	G		

COLERAINE

10 Somerset Mews

BT51 3LX

Offers Over £205,000

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

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A delightful and enchanting three bedroom mid-terrace courtyard style mews house located in one of the most attractive and picturesque settings in Coleraine above the River Bann. Offering well laid out accommodation throughout, the property retains many of its original features and is built in old stone blocks to give it a very authentic and old world feel. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and of particular note is the fact that this property lies within the catchment area of a selection of the towns' main schools. Please call us at your earliest opportunity to arrange a viewing.

From Castleroe Road take your second right after the entrance to B&Q, Sainsburys etc. Take your first left off the Somerset Road into Feenagh Park and the entrance to Somerset Mews will be straight ahead of you. No 10 will be located at the far end through the arch.

ACCOMMODATION COMPRISES:

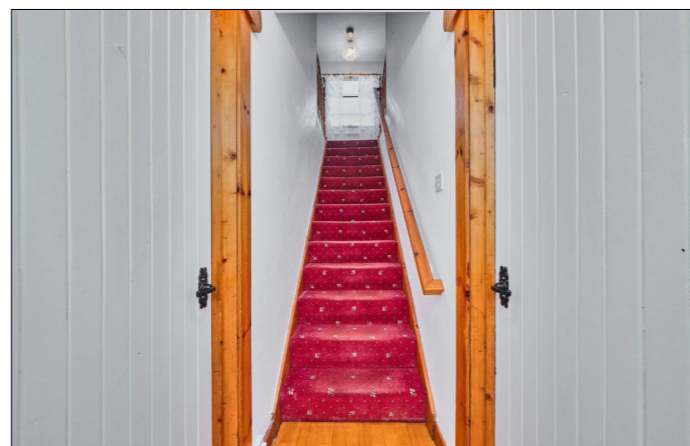
GROUND FLOOR:

Entrance Hall:

2'10 with solid wood floor.

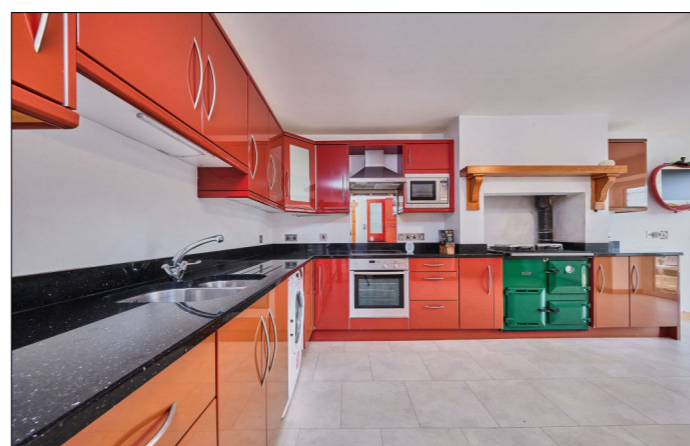
Lounge:

With recess for fire, cornicing, centrepiece and solid wood floor. 18'9 x 12'9



Kitchen/Dining Area: 18'9 x 15'5

With undermount bowl and half stainless steel sink unit with single drainer, high and low level built in units set in granite worktops and upstands, integrated ceramic hob, stainless steel 'Neff' oven and stainless steel extractor fan above with glass splashback, integrated eye level microwave, space for 'Rayburn' cooker with wood mantle above, space for American style fridge freezer, glass display cabinets, pull out larder cupboards, saucepan drawers, under stairs storage cupboard, tiled floor and sliding patio doors leading to paved rear garden.



FIRST FLOOR:

Landing:

With hot press and access to roof space.

Bedroom 1:

With built in mirrored slide robes. 13'5 x 10'3



Bedroom 2:

With built in wardrobe. 12'11 x 10'7

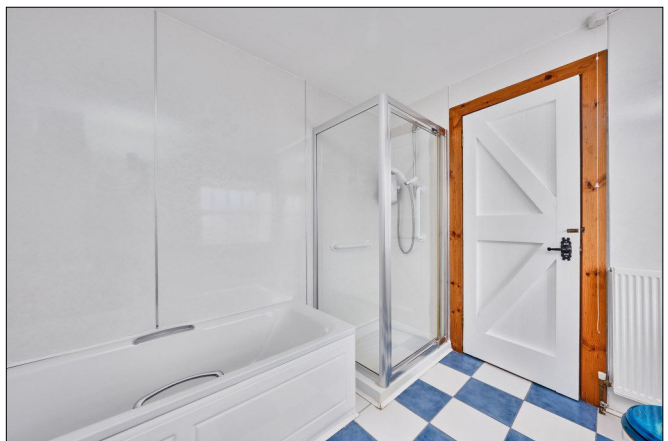


Bedroom 3:

11'9 x 8'0

**Bathroom:**

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, PVC cladded walls and extractor fan.

**EXTERIOR FEATURES:**

Garden to rear is fully fenced in with paved patio area. Light to front and rear. Paviour parking to front of property.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Farmhouse Style Pane Glass Windows
- ** Courtyard Style Setting
- ** Sainsburys, M&S, B&Q & Other Outlets
Within Close Proximity

TENURE:

TBC

CAPITAL VALUE:

£150,000 (Rates: £1395. 75 p/a approx.)



MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Current service charge is £360.00 per annum approx. (03.04.24)

