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ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	70 C
39-54	E		
21-38	F		
1-20	G		

COLERAINE

15 Spring Meadows

BT51 3BJ

Offers Over £240,000

028 7083 2000
www.armstronggordon.com

Situated on a delightful corner site on the edge of Coleraine, this is a beautiful four bedroom detached family home which is immaculately presented and has been finished to a great standard throughout. Having been constructed circa 1997 by Harrod Homes, the property itself extends to approximately 1800 sq ft of living space. Internally the property is both bright and spacious and has been creatively and beautifully presented by the current owners creating a contemporary flow. Located in a development of mainly family residences, the property has been designed with modern and traditional themes offering a warm and stylish atmosphere in every room. Externally the property is laid in lawn to front with decking and patio area to rear and benefits from an integral garage. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and of particular benefit to families is the fact that this fine home lies within the catchment area of a selection of the towns' main schools. This is a fantastic and one off opportunity to acquire a fabulous family home of well thought out design and quality all round.

From the Greenmount Roundabout proceed onto the Greenhall Highway. Take your second right into Spring Meadows and No 15 will be the second property on your right hand side on the corner of the first cul de sac.

ACCOMMODATION COMPRISES:

Entrance Hall:

6'9 wide with cornicing, hot press, under stairs storage and 'Amitco' flooring.

Separate W.C.:

With wash hand basin with tiled splashback and 'Amitco' flooring.

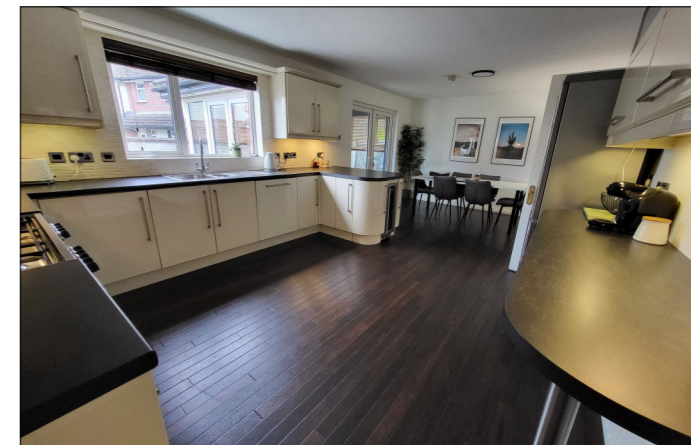


Lounge:

With recessed electric fire and recess for flatscreen T.V., feature cornicing and 'Amitco' flooring. 13'9 x 11'6

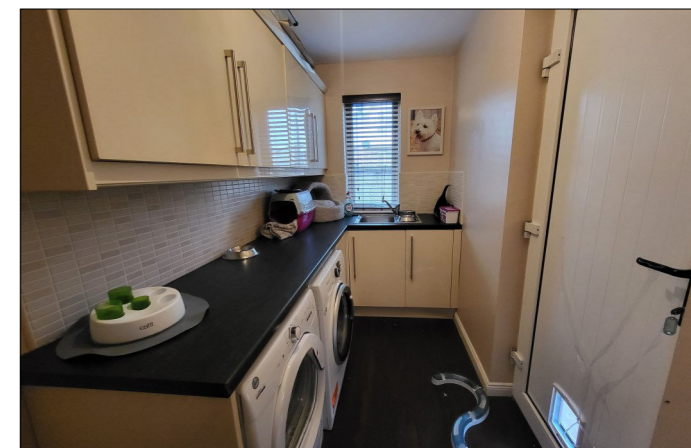
Kitchen/Dining Area:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, space for 'Kensington' gas range cooker, stainless steel extractor fan above, plumbed for automatic dish washer, frosted glass display cabinets, breakfast bar with storage below, wine cooler and seating for two people, drawer bank, saucepan drawers and 'Amitco' flooring. 22'11 x 12'6



Utility Room:

With single drainer stainless steel sink unit, high and low level units with tiling between, plumbed for automatic washing machine, space for tumble dryer, boiler, 'Amitco' flooring and pedestrian door leading to rear garden. 12'6 x 5'1



Sun Room:

With recessed lighting, laminate wood floor, PVC French doors leading to rear and PVC French doors leading to kitchen/dining area. 11'3 x 10'4

FIRST FLOOR:

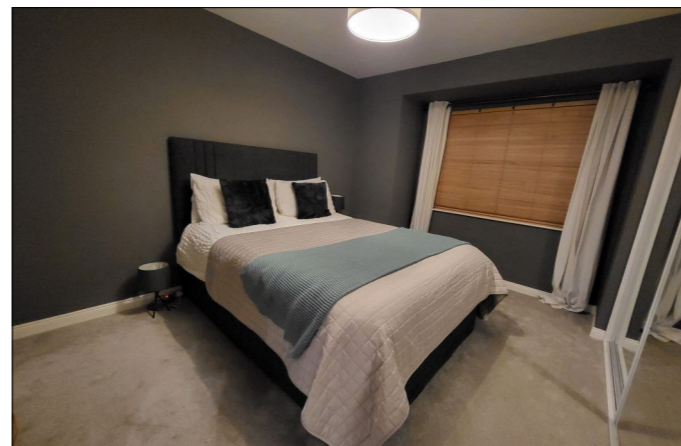
Landing:

With feature arch window with feature plasterwork and access to roof space.

Bedroom 1:

With floor to ceiling mirror slide robes. 14'0 x 9'9

Ensuite off with w.c., wash hand basin with storage below, fully tiled walk in shower cubicle with electric shower, fully tiled walls, heated towel rail and tiled floor.



Bedroom 2:

With laminate wood floor. 12'7 x 7'9



Bedroom 3:

12'6 x 7'9



Bedroom 4:

11'0 x 9'7



Bathroom:

With white suite comprising w.c., wash hand basin, PVC cladded walk in shower cubicle with electric shower, 'Jacuzzi' style bath, heated towel rail, fully tiled walls, extractor fan and tiled floor.

SECOND FLOOR:

Attic Room:

Floored with light and power points, radiator and two 'Velux' windows. 23'0 x 15'8



EXTERIOR FEATURES:

Garden to front is laid in law with tarmac driveway leading to integral garage 17'0 x 11'11 with roller door and light and power points. Garden to rear is fenced in with extensive decked area and paved patio area. Light to front and rear. Tap to side. Screened area to side with established shrubbery.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Popular Residential Area

TENURE:

To Be Confirmed

CAPITAL VALUE:

£170,000 (Rates: £1581.85 p/a approx.)