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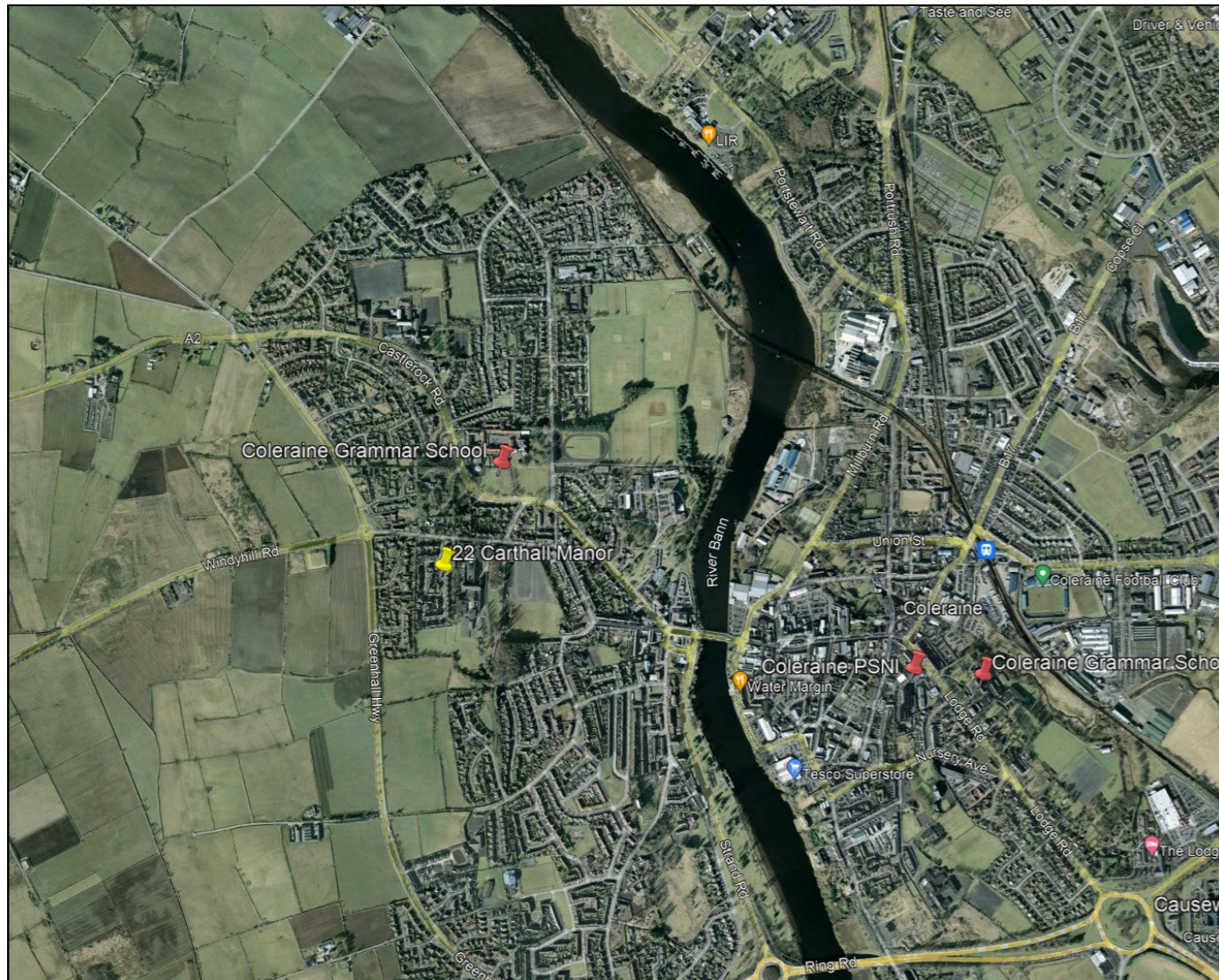
**ARMSTRONG GORDON**

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	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

## COLERAINE

22 Carthall Manor

BT51 3GR

Offers Over £285,000

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028 7083 2000  
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This is a delightful five bedroom detached family home which is well presented throughout. Having been constructed circa 2004, the property itself extends to approximately 1603 sq ft of living space. Internally, the property is both bright and spacious with well laid out rooms. Externally the property benefits from mature gardens to front, side and rear with fully enclosed rear garden and driveway leading to a detached 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 opportunity to acquire a great family home in an excellent location in a residential living environment.

Leaving Coleraine on the Castlerock Road, turn left onto the Kings Road opposite Coleraine Grammar School. Take your next right onto the Carthall Road and Carthall Manor will be your first left after Coleraine College. Take your first left and left again and No 22 will be located at the lower end of the cul de sac.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

7'10 wide with recessed lighting and Karndean flooring.

**Separate W.C.:**

With wash hand basin, extractor fan, recessed lighting and Karndean flooring.

**Lounge: 14'11 x 11'5**

With pine surround fireplace with cast iron inset and tiled hearth and Karndean flooring.



**Kitchen/Dining Area: 15'5 x 11'1**

With undermount single drainer stainless steel sink unit set in granite worktop with upstands, integrated induction 'Neff' hob, stainless steel extractor fan above, 'Neff' double eye level oven, space for American style fridge freezer, integrated dishwasher and wine fridge, breakfast bar with seating for three people, corner larder cupboard, saucepan drawers, drawer bank, vertical radiator, recessed lighting and Karndean flooring.



**Dining Room:**

With recess for log burner with tiled hearth, recessed lighting and solid wood floor. 11'5 x 11'4



**Family Area: 11'6 x 9'11**

With recess gas fire, recessed lighting, Karndean flooring and PVC French doors leading to rear garden.



**Utility Room:**

With single drainer stainless steel sink unit, high and low level units, plumbed for automatic washing machine, space for tumble dryer, Karndean flooring and pedestrian door leading to rear garden. 8'1 x 5'10





**FIRST FLOOR:**

**Landing:**

With hot press, access to roof space and recessed lighting.

**Bedroom 1:**

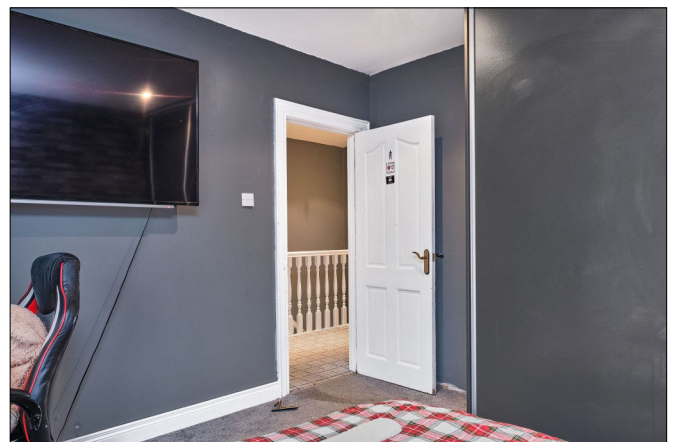
With built in mirrored slide robes and recessed lighting. 11'6 x 11'2

**Ensuite** off with w.c., wash hand basin, fully clad walk in shower cubicle with electric shower, extractor fan and recessed lighting.



**Bedroom 2:**

With built in slide robes and recessed lighting. 11'10 x 11'5



**Bedroom 3:**

With recessed lighting and laminate wood floor. 11'5 x 11'3





**Bedroom 4:**

With recessed lighting and laminate wood floor.  
11'6 x 8'3

**Bedroom 5:**

With laminate wood floor. 7'11 x 7'10

**Bathroom:**

With white suite comprising w.c., wash hand basin, telephone hand shower over P shaped bath, part tiled walls, extractor fan, recessed lighting and tiled floor.

**EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fully fenced in with extensive decked area with cover and screening. Detached garage 17'1 x 10'2 with roller door, pedestrian door and light and power points. Additional decking area for full sunshine, raised flower bed with established shrubbery, plants, apple tree and cherry blossom to side. Paved patio area to rear. Exterior power points. Lights to front and rear. Tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Detached Garage
- \*\* Very Popular Residential Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£175,000 (Rates: £1628.38 p/a approx.)

