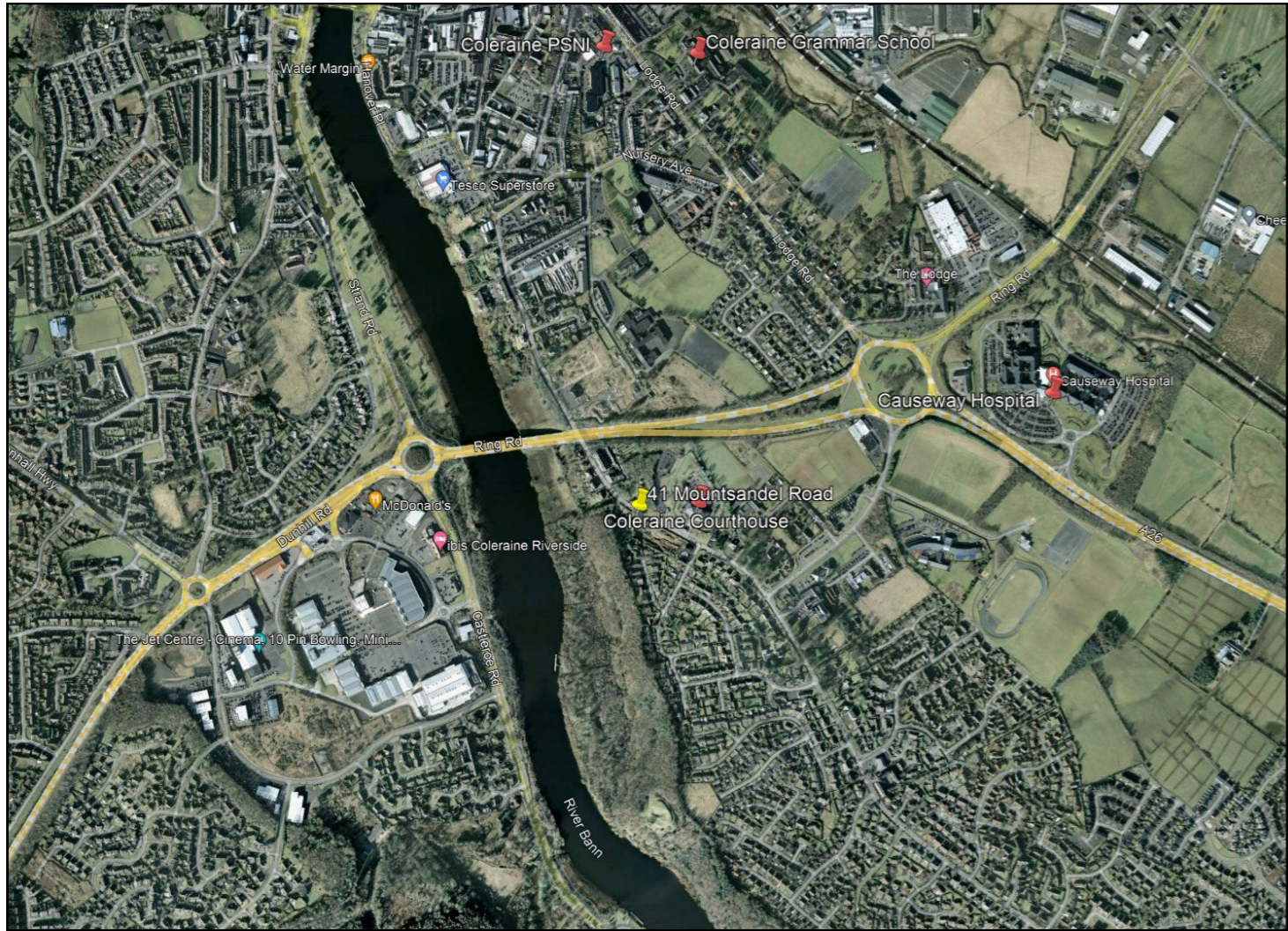




**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

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

**ARMSTRONG GORDON**



64 The Promenade Portstewart BT55 7AF  
 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COLERAINE**

41 Mountsandel Road  
 BT52 1JE

Offers Over £375,000

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

028 7083 2000  
 www.armstronggordon.com

Introducing an exclusive detached residence on Mountsandel Road in Coleraine, seamlessly blending modern elegance with timeless design. This property features a curated architectural aesthetic, clean lines and expansive windows integrating with nature. Inside, refined living spaces offer a sense of togetherness, while chef's kitchens and tranquil bedrooms provide comfort. Expansive windows frame stunning views, connecting indoor and outdoor living. Private gardens and well-designed driveways offer al fresco opportunities and convenience. Located near amenities and schools, these homes embody modern luxury while respecting heritage, providing sophisticated living in an idyllic setting. Secure your place in this limited collection for the epitome of refined living in Coleraine's charming locale.

Location Travelling out of Coleraine town centre on the Mountsandel Road, proceed over the ring road and continue past the entrance to Mounsandel Fort. No 41 will be situated on your immediate right before you come to the courthouse.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

4'1 wide with under stairs storage, recessed lighting, vertical radiator, Karndean flooring and composite glass panelled exterior door.

**Lounge:**

14'3 into bay x 11'3



**Kitchen/Dining Area: 23'4 into bay x 13'9**

With bowl and half stainless steel undermount sink unit, high and low level built in units set in granite worktop and upstands, integrated fridge freezer, 'Hotpoint' double eye level ovens, integrated dishwasher, saucepan drawers, island with matching granite worktops with venting induction hob with concealed extractor fan, integrated bin area, drawer banks and seating for three people. Recessed lighting, Karndean flooring and French glass panel doors leading to hallway. Open plan walk through to:



**Dining/Family Room:**

With feature tripled dropped window, open plan breakfast bar throughout to kitchen/dining, Karndean flooring and sliding PVC door leading to rear garden. 13'8 x 12'0



### Utility Room:

With 'Blanco' stainless steel undermount sink unit set in granite worktops, low level units below, plumbed for automatic washing machine, space for tumble dryer, cupboard housing gas boiler, extractor fan and Karndean flooring. 8'4 x 5'7



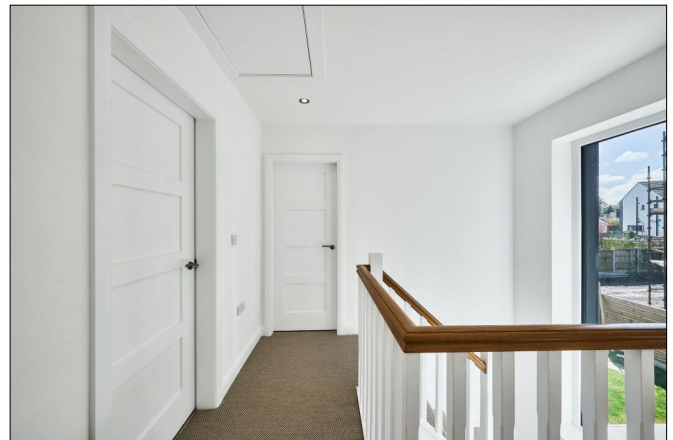
### Separate W.C.:

With wash hand basin with tiled splashback with storage below, illuminated mirror above, extractor fan and Karndean flooring.

### FIRST FLOOR:

#### Landing:

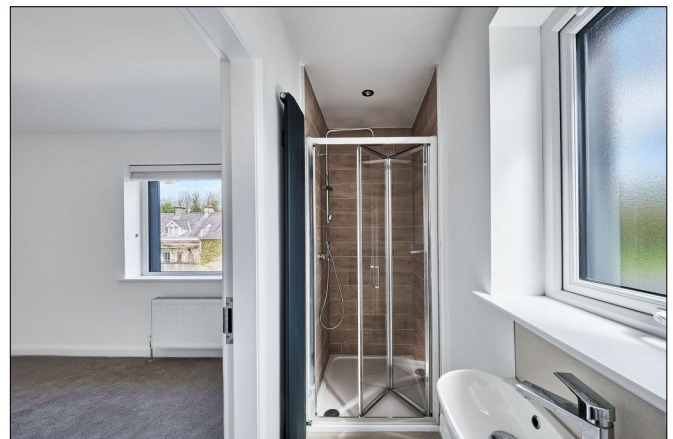
With large hot press, recessed lighting, large dropped window and access to roof space.



#### Bedroom 1:

12'5 x 10'7

Ensuite off with w.c., wash hand basin with tiled splashback with unit below, fully tiled walk in shower cubicle with mains shower with rainfall shower head, additional telephone hand shower, recessed lighting, extractor fan and tiled floor.



**Bedroom 2:**

13'9 x 10'7



**Bedroom 3:**

13'9 x 12'1



**Bedroom 4:**

9'7 x 9'1



**Bathroom:**

With white suite comprising w.c., wash hand basin with tiled splashback, illuminated mirror above and storage below, large walk in shower cubicle with mains shower with rainfall shower head and additional telephone hand shower, telephone hand shower over bath with tiled surround, extractor fan, recessed lighting and tiled floor.



**EXTERIOR FEATURES:**

Tarmac parking area to front extending to side of property. Garden to rear is laid in lawn and enclosed with fencing with extensive paved patio area. Light to front and rear. Outside electric points suitable for cameras for E.V. charging. Tap to side.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating With Energy Efficient Boiler & Instant Hot Water
- \*\* PVC Double Glazed Windows
- \*\* Black uPVC Double Glazed Windows
- \*\* Excellent Decorative Order
- \*\* Sought After Location

**TENURE:**

Freehold

**CAPITAL VALUE:**

£165,000 (Rates: £1617.66 p/a approx.)

