

24 Ardbana Terrace, Coleraine



SPECIFICATIONS

2 Bedrooms (1 En-Suite)

1.5 Receptions

Gas Fired Central Heating

PVC Double Glazed Windows

Top Floor Apartment

Views Over River Bann

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	66	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



PRICE - O/A £158,000

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Have you ever wanted to live in a superbly fitted out apartment set on a prestigious location, overlooking the River, yet close to the town? Well look no further than number 24 Ardbana Terrace. With private underground parking in a gated development, this home will fulfil your dreams. Waste no time, arrange a viewing right away!

Accommodation Comprising:

* ENTRANCE HALLWAY with built-in storage cupboard that is plumbed for washer/dryer, cloakroom, access to roof space

* LIVING ROOM - (16'7 x 14'11) tv points, phone point, recessed lighting, 'pergo' laminate flooring, French doors leading to balcony, panoramic views over the River Bann



* KITCHEN/ DINING AREA - (12'9 x 8'10) range of eye and low level kitchen units, tiled between, under unit strip lighting, 1.5 bowl stainless sink unit with mixer tap, built-in electric double oven and hob, saucepan drawers, stainless steel extractor fan, integrated dishwasher, recessed spotlights, tiled floor



- * BEDROOM 1 - (17'6 x 12') tv point, phone point, carpeted, French doors
- EN-SUITE - (8'5 x 3'11) low level w/c, pedestal wash hand basin, extractor fan, splash back tiles with vanity mirror and shelf, corner shower cubicle with thermostatic shower, fully tiled, extractor fan



- * BEDROOM 2 - (16'1 x 7'10) carpeted

- * BATHROOM - (10' x 6'7) suite including bath with side panel, walk-in shower cubicle with thermostatic shower and attachment, fully tiled, pedestal wash hand basin, low level w.c., sky light window, tiled floor



GENERAL FEATURES

- * MAINS GAS CENTRAL HEATING (NEW GAS BOILER INSTALLED)
- * uPVC DOUBLE GLAZED WINDOWS
- * PRIVATE BALCONY WITH SECLUDED PATIO
- * PRIVATE UNDERGROUND CAR PARKING
- * PANORAMIC VIEWS OVER RIVER BANN
- * LIFT ACCESS
- * CENTRAL TOWN LOCATION

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