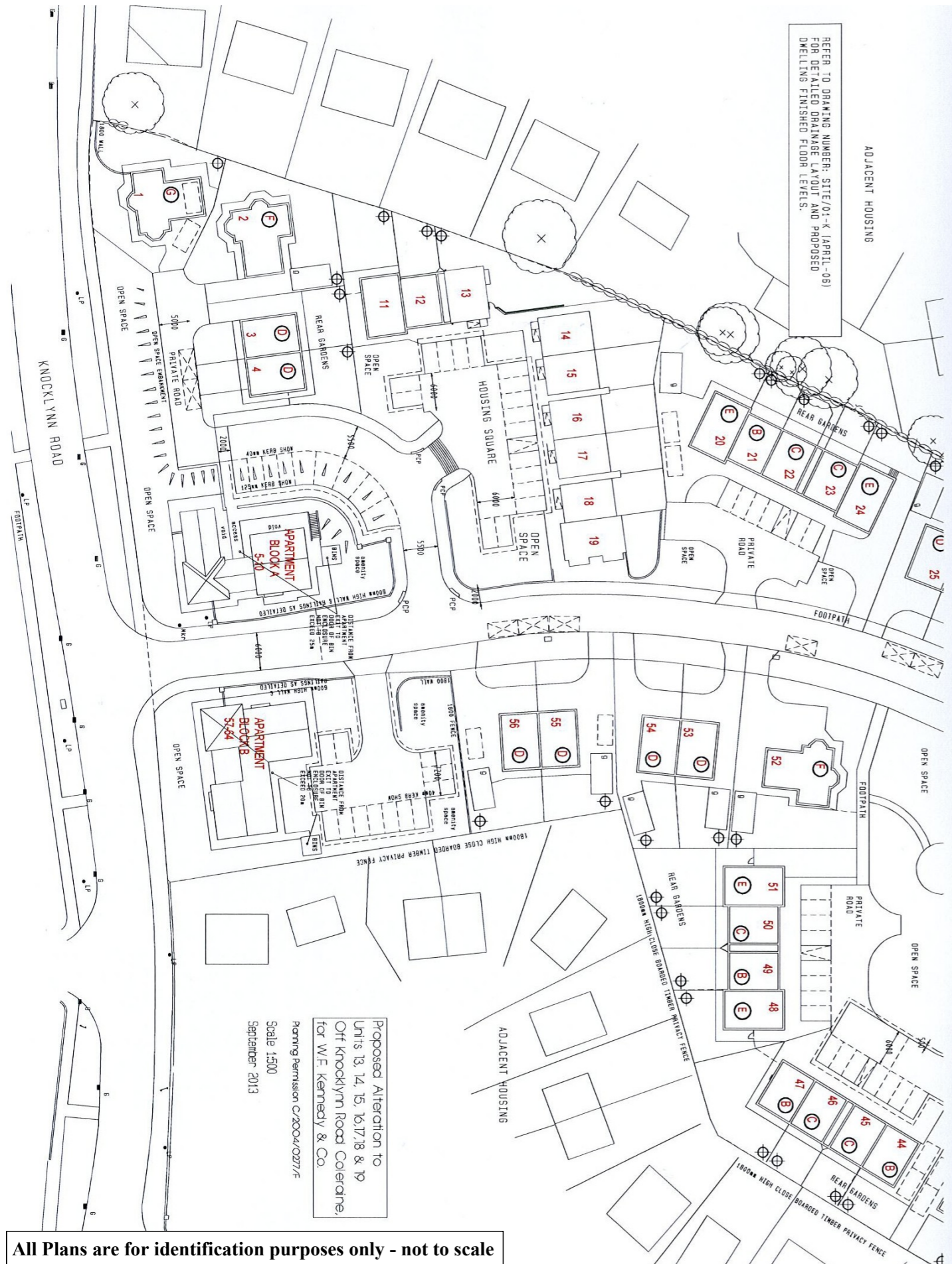


KNOCKLYNN DRIVE COLERAINE



**AN EXCELLENT DEVELOPMENT OF
SEMI-DETACHED HOUSES AND
TOWNHOUSES
LOCATED
IN A PRIME RESIDENTIAL AREA**

All Plans are for identification purposes only - not to scale

Coleraine Office
20 New Row
Coleraine BT52 1AF
T : 028 7034 2224

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(82-100) A		
(69-81) B		
(55-68) C		
(39-54) D		
(21-38) E		
(9-20) F		
Not energy efficient - higher running costs		
	77	78



Note: Room Sizes and Floor Areas are based on design drawings and may differ to constructed dimensions.



Price List:

Site 3 Sold
Site 4 £135,000

Register Your Interest Now for Next Release

Specification:

Gas Fired Heating
Double Glazed Windows in PVC Frames
White Panelled Internal Doors
Moulded Skirting Boards and Architraves
Gardens to be levelled and topsoiled
Generous Electrical Specification
NHBC Registered Builder

Turnkey Package:

Kitchen: Range of high and low level units, stainless steel sink unit, built-in hob and extractor fan integrated fridge freezer, part tiled walls.

Sanitary Ware: High quality sanitary ware with tiled shower areas and splash back

Paint: All woodwork, ceilings and walls will be painted

Flooring: Tiled floors in kitchen, hall, bathroom and ensuite. Carpet in bedrooms, lounge, stairs and landing.

B.C. 240317 P.C. 040517

-MISREPRESENTATION CLAUSE: McAfee Coleraine, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.

