



Site 5 (The Wood) Mount Pleasant Mountsandel Road,
Coleraine, BT52 1UB



- Last remaining property in the exquisite riverfront 'Mount Pleasant' development by Brian Devine Homes Ltd
- Finished to an exceptional standard throughout.
- Mains gas underfloor heating - App controlled.
- High efficiency gas boiler with thermostat controlled zones.
- 90mls PVC box section insulated windows (U Value 1.2).
- Global Homes Warranty.
- For viewing arrangements & further details contact Pauline at Bensons

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Approximate Measurements:**Ground Floor - Entrance Porch:**

With porcelain tiled floor, recessed lighting and leading through to -:

Ground Floor - Entrance Hall:

With porcelain tiled floor, hotpress, storage cupboard and recessed lighting, leading to -:

Utility Room:

With eye and low level units, storage cupboard, stainless steel sink unit with mixer tap, worktop and matching upstands, washing machine, tumble dryer, porcelain tiled floor and recessed lighting.

2.74 m x 1.70 m

Bathroom:

With suite comprising free-standing bath, fully tiled walk-in mains power shower cubicle with drencher head and handheld shower attachment, wash hand basin with vanity unit, LED touch recessed mirror, WC, heated towel rail, fully tiled walls, tiled floor, extractor fan and recessed lighting.

2.74 m x 2.08 m

Main Bedroom:

With porcelain tiled floor, recessed lighting, sliding patio door and walk-in ensuite comprising fully tiled walk-in mains power shower cubicle with drencher head and handheld shower attachment, vanity unit with wash hand basin, LED touch recessed mirror, WC, heated towel rail, extractor fan, fully tiled walls, tiled floor and recessed lighting.

3.58 m x 3.38 m

Bedroom 2:

With porcelain tiled floor, recessed lighting and door leading to patio area.

3.89 m x 2.74 m

Bedroom 3:

With porcelain tiled floor and recessed lighting.

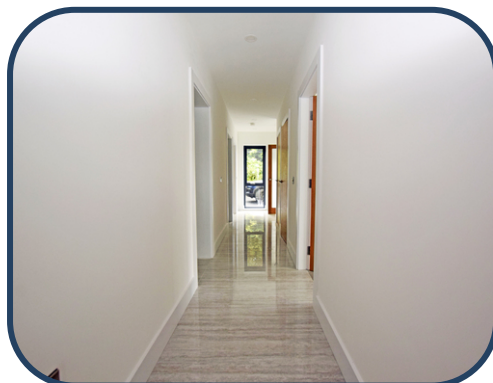
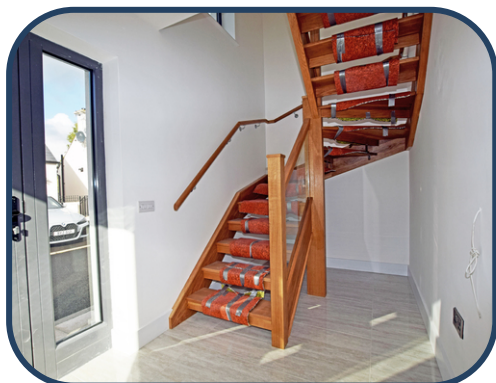
3.53 m x 2.74 m

Staircase with glass balustrade leading to First Floor - Entrance Hall:

With porcelain tiled floor and access to roofspace.

Cloaks:

With WC, vanity unit with wash hand basin and LED touch mirror above, heated towel rail, porcelain tiled floor and recessed lighting.



Kitchen/Dining:

Fully fitted with extensive range of eye and low level units with kickboard lighting, 1 1/2 bowl stainless steel sink unit with 'Quooker' tap, granite worktops and upstands, built-in dishwasher, integrated hob with stainless steel extractor canopy, built-in double oven, feature centre island with granite top, storage units and built-in wine fridge, velux windows, porcelain tiled floor, recessed lighting and open to -:

6.88 m x 3.53 m

Lounge:

With feature recessed electric fire (to be fitted), porcelain tiled flooring, recessed lighting, picture corner windows and sliding patio doors leading to -:

4.78 m x 4.34 m

Balcony/Sun Terrace:

With stone, tiled flooring, glass balustrades and exterior stairwell to grounds.

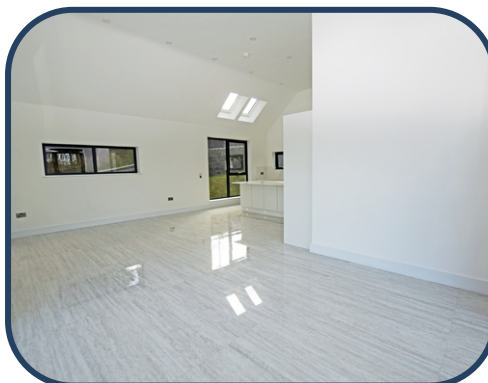
4.57 m x 3.35 m

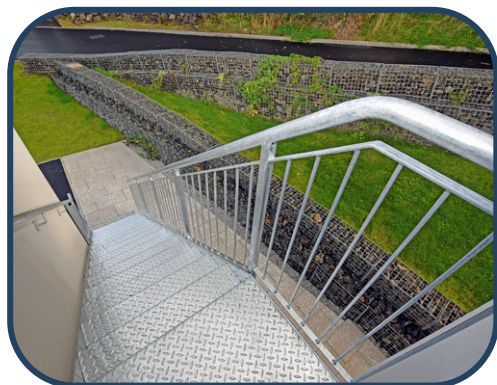
Exterior:

Tarmac parking area and garden to side laid in lawn.

Management Company:

A management company will be set up for the benefit of all residents in the development. Maintenance of buildings and common areas now falls to the residents of new developments and it is important that the standard of the scheme is retained from the outset and protected for the best day to day enjoyment of all occupants. Information on projected management fees can be obtained from Agent.













VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703043677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

