



RIVERSDALE CRESCENT

CONTEMPORARY DETACHED FAMILY HOMES

MILLBURN ROAD | COLERAINE



WELCOME TO

**RIVERSDALE
 CRESCENT**

EFFORTLESS LIVING!



Close proximity to excellent schools, local amenities, a thriving town centre and the beautiful north coast makes Riversdale Crescent a perfect place to call home.

A vibrant shopping town, Coleraine offers an eclectic range of independent outlets alongside high-street retail names and superstores. Alongside neighbouring coastal towns, it has enjoyed a culinary renaissance offering a diverse array of established and new restaurants, bars, cafes and food shops to rival the best in Northern Ireland.

Similarly, the availability of watersports, golfing, football, rugby and leisure opportunities are unrivalled with renowned links courses at Portstewart and Portrush, and historical and national trust sites within half an hour.

This is effortless living!



RIVERSDALE
 CRESCENT

THE ALEXANDER (A) SITE 1
 4 bedroom detached family home. Total floor area: 1460 sq ft

GROUND FLOOR

Entrance Hall with separate WC

Lounge (plus bay)
 ft 13'1" x 11'7" m 3.97 x 3.56

Kitchen / Dining (at widest point)
 ft 18'4" x 13'7" m 5.60 x 4.17

Utility
 ft 7'5" x 5'6" m 2.28 x 1.70

Garden Room
 ft 10'2" x 7'10" m 3.11 x 2.43

FIRST FLOOR

Master Bedroom (max)
 ft 15'7" x 10'2" m 4.76 x 3.10

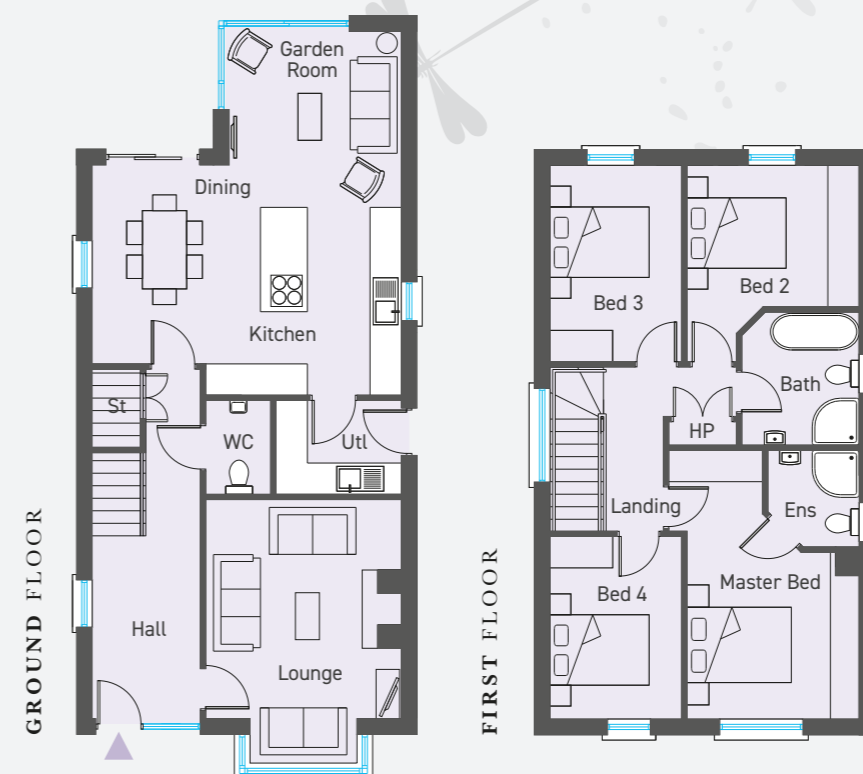
Ensuite
 ft 5'7" x 5'5" m 1.73 x 1.65

Bedroom 2
 ft 10'0" x 8'5" m 3.05 x 2.58

Bedroom 3
 ft 11'7" x 8'0" m 3.55 x 2.44

Bedroom 4
 ft 10'9" x 7'9" m 3.30 x 2.40

Bathroom
 ft 7'9" x 6'9" m 2.40 x 2.08





THE HUTCHINSON (A1) SITE 2

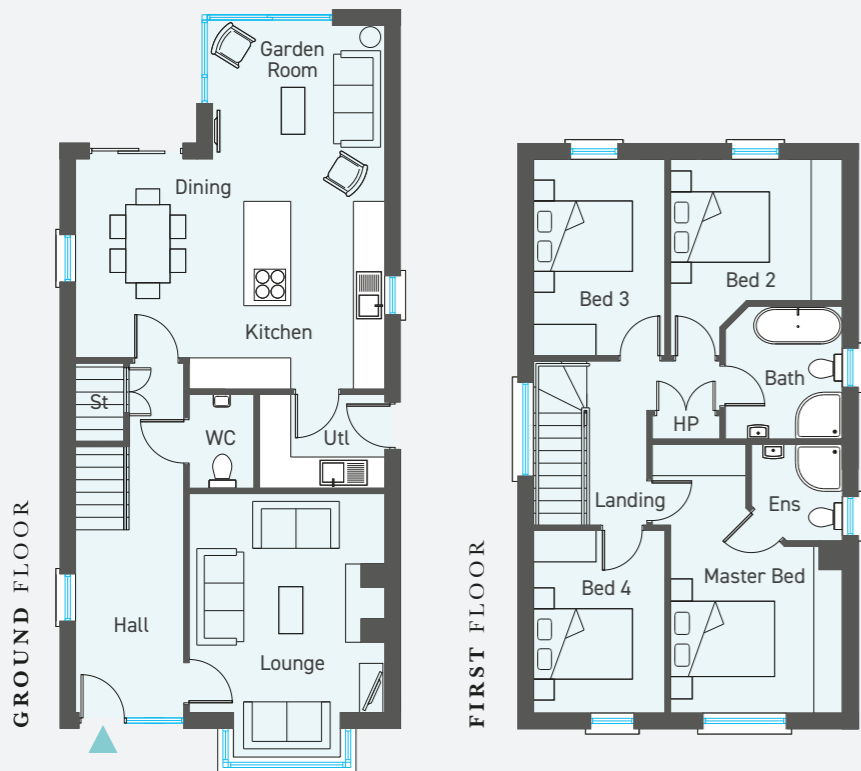
4 bedroom detached family home. Total floor area: 1460 sq ft

GROUND FLOOR

- Entrance Hall with separate WC
- Lounge (plus bay)
ft 13'1" x 11'7" m 3.97 x 3.56
- Kitchen / Dining (at widest point)
ft 18'4" x 13'7" m 5.60 x 4.17
- Utility
ft 7'5" x 5'6" m 2.28 x 1.70
- Garden Room
ft 10'2" x 7'10" m 3.11 x 2.43

FIRST FLOOR

- Master Bedroom (max)
ft 15'7" x 10'2" m 4.76 x 3.10
- Ensuite
ft 5'7" x 5'5" m 1.73 x 1.65
- Bedroom 2
ft 10'0" x 8'5" m 3.05 x 2.58
- Bedroom 3
ft 11'7" x 8'0" m 3.55 x 2.44
- Bedroom 4
ft 10'9" x 7'9" m 3.30 x 2.40
- Bathroom
ft 7'9" x 6'9" m 2.40 x 2.08



THE BINNIE (B) SITE 3

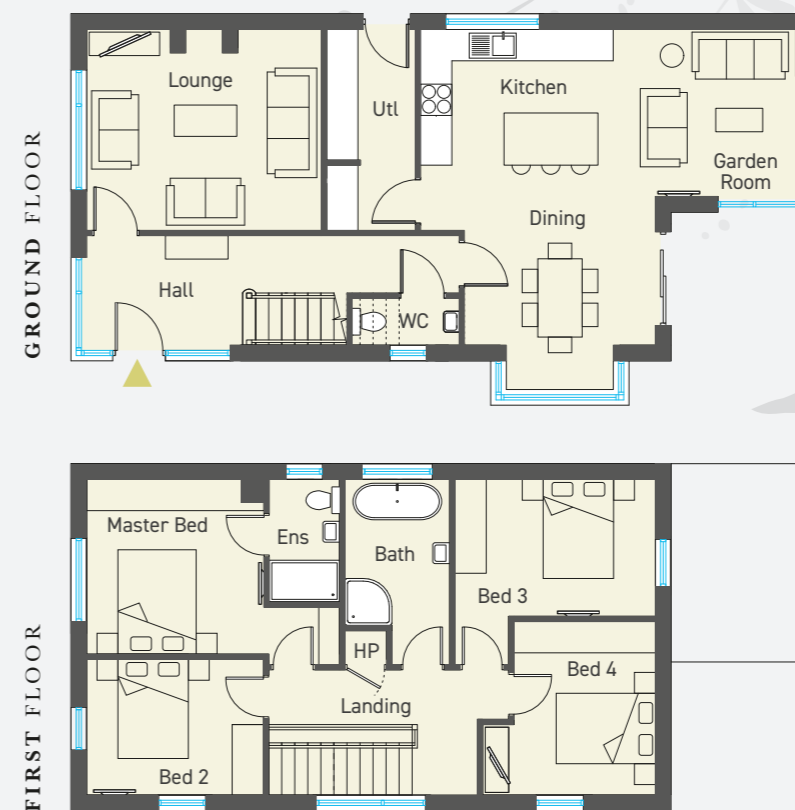
4 bedroom detached family home. Total floor area: 1505 sq ft

GROUND FLOOR

- Entrance Hall with separate WC
- Lounge
ft 14'9" x 12'7" m 4.52 x 3.85
- Kitchen / Dining (at widest point)
ft 19'10" x 15'7" m 6.07 x 4.75
- Utility
ft 12'7" x 5'6" m 3.85 x 1.68
- Garden Room
ft 10'6" x ??'?" m 3.23 x ??

FIRST FLOOR

- Master Bedroom (max)
ft 15'7" x 11'1" m 4.80 x 3.37
- Ensuite
ft 7'8" x 4'5" m 2.37 x 1.35
- Bedroom 2
ft 10'10" x 8'6" m 3.35 x 2.60
- Bedroom 3
ft 12'8" x 8'6" m 3.88 x 2.62
- Bedroom 4 (at widest point)
ft 10'10" x 10'10" m 3.35 x 3.35
- Bathroom
ft 9'3" x 6'7" m 2.82 x 2.02

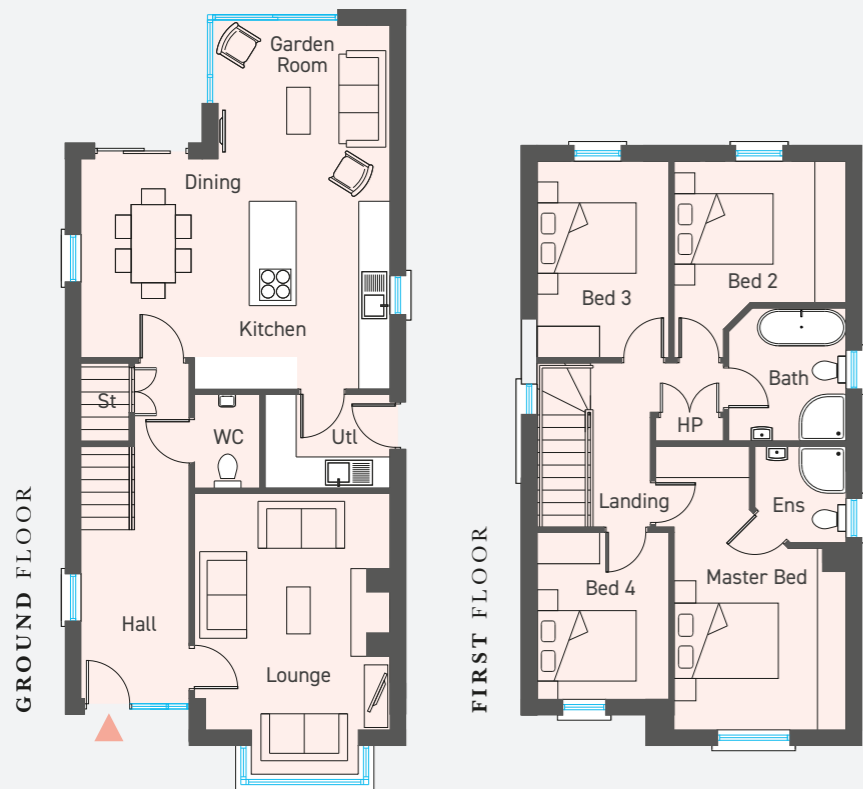




THE OTTLEY (C) SITE 4

4 bedroom detached family home. Total floor area: 1467 sq ft

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GROUND FLOOR

Entrance Hall with separate WC		
Lounge (plus bay)	ft 13'7" x 11'5"	m 4.17 x 3.50
Kitchen / Dining (at widest point)	ft 18'0" x 13'6"	m 5.49 x 4.12
Utility	ft 7'3" x 5'5"	m 2.22 x 1.65
Garden Room	ft 10'0" x 8'3"	m 3.05 x 2.63

FIRST FLOOR

Master Bedroom (max)	ft 14'1" x 10'2"	m 4.29 x 3.10
Ensuite	ft 5'6" x 3'3"	m 1.70 x 1.00
Bedroom 2	ft 10'1" x 8'2"	m 3.07 x 2.50
Bedroom 3	ft 11'5" x 7'7"	m 3.50 x 2.33
Bedroom 4	ft 9'7" x 7'6"	m 2.93 x 2.30
Bathroom	ft 7'9" x 6'9"	m 2.40 x 2.09

QUALITY DESIGN WITH YOU IN MIND

KITCHENS & UTILITY ROOMS

- Choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer, dishwasher and washing machine / dryer
- Recessed energy efficient LED spotlights to ceilings
- Porcelain floor tiling to kitchen and dining areas
- 4" Worktop splashback
- Upstand behind cooker



BATHROOMS, ENSUITES AND WCs

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Tiled splashback around bath, sinks and showers



INTERNAL FEATURES

- 2.45m ceilings to ground floor
- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- Pre-finished interior doors with quality ironmongery
- Skirting and architrave
- Wooden floor to lounge and carpets to stairs, landing and bedrooms
- Multi fuel burning stove with hearth in living room
- Mains supply smoke and heat detectors
- Carbon monoxide detector in living room
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for security alarm
- Oil fired heating system with a high energy boiler
- Pressurised water system

EXTERNAL FEATURES

- 10-year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include render and brick to complement the modern design
- Outside water tap
- PVC windows
- Composite door
- Feature light to front door

RIVERSDALE CRESCENT



LOCATION MAP - not to scale



SITE LAYOUT - not to scale

WELL CONNECTED

Coleraine Town Centre	0.3	miles
Portstewart.....	4.0	miles
Portrush	4.5	miles
Portballintrae	8.5	miles
Giant's Causeway	12.0	miles
Ballymena	28.0	miles
Derry.....	30.0	miles
Belfast	55.0	miles

SALES REPRESENTATION BY:



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DEVELOPED BY:



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