

PORTRUSH ROAD, COLERAINE

EXCLUSIVE NEW DEVELOPMENT OF 4 DETACHED FAMILY HOMES

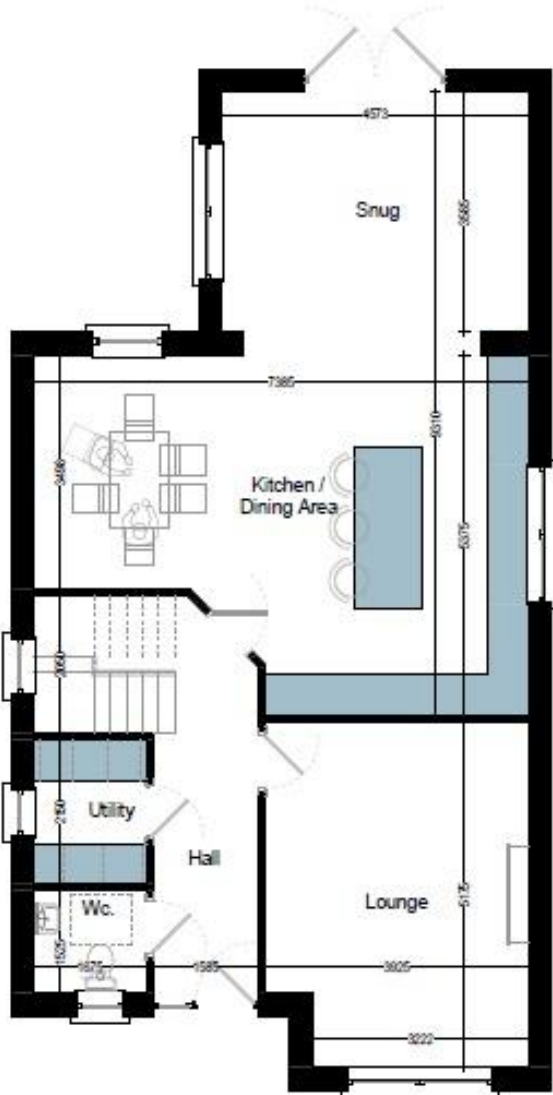


9 Dunmore Street, Coleraine, BT52 1EL
T: (028) 7034 3677
E: info@bensonsni.com
W: www.bensonsni.com



Developer: JSF Builders Ltd

INTERNAL FLOOR PLANS (For Identification Purposes Only)



ground floor plan

TOTAL FLOOR AREA: 18.4m² / 199m²



first floor plan

Specification (may be subject to change)

Hallway

- Tiled floor
- 5/6 MDF skirtings
- Choice of doors
- Staircase with glass balustrade

Downstairs WC

- Wall hung WC
- Wall hung 600mm vanity basin
- Wall fixed taps
- Heated towel rail
- Mirror

Lounge

- Media wall with electric floating fire

Kitchen

- Choice of high-quality door finishes
- Granite / stone worktops
- Large island unit
- Integrated appliances
- Tiled floor
- Recessing down-lighting

Utility

- Choice of high-quality door finishes
- Washer / drier
- Tiled floor

Master Bedroom

- Fitted wardrobes

Ensuite

- Pressurised bar shower
- Wall hung wash hand basin
- WC
- Mirror
- Heater towel rail
- Half tiled walls
- Tiled floor

Additional

- Provision for EV charger
- Broadband – Fibre
- Video doorbell

Bathroom

- Free-standing bath with wall fitted taps
- Feature wall behind bath
- Pressurised concealed shower
- 1400 x 900 shower slim line tray
- 900 pivot door
- Lighted 300 x 300 recess shelf in shower
- WC
- 1200 free-standing wall unit
- 800 lighted mirror
- Brass/chrome heated towel rail
- Extractor fan
- LED down lighters
- Tiled floor

Internal Finishes

- Air Source Heat Pump - underfloor heating throughout
- Tiled flooring in Hallway, Kitchen, WC, Utility, Snug, Bathroom and Ensuite
- Choice of flooring in Lounge
- Choice of carpet for Landing and Bedrooms

External Finishes

- Facing brick
- Slate roof
- Grey / Black PVC windows (triple glazed)
- Pavior front
- Turfed front gardens
- Facing brick wall with wrought iron railings
- Rear garden topsoiled and sewn out
- Rear patio area
- Outside tap
- Outside light
- Traditional build bison slabs

Global Homes Warranty

** Optional Extra – Garden Room (TBC)



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- 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.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
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