



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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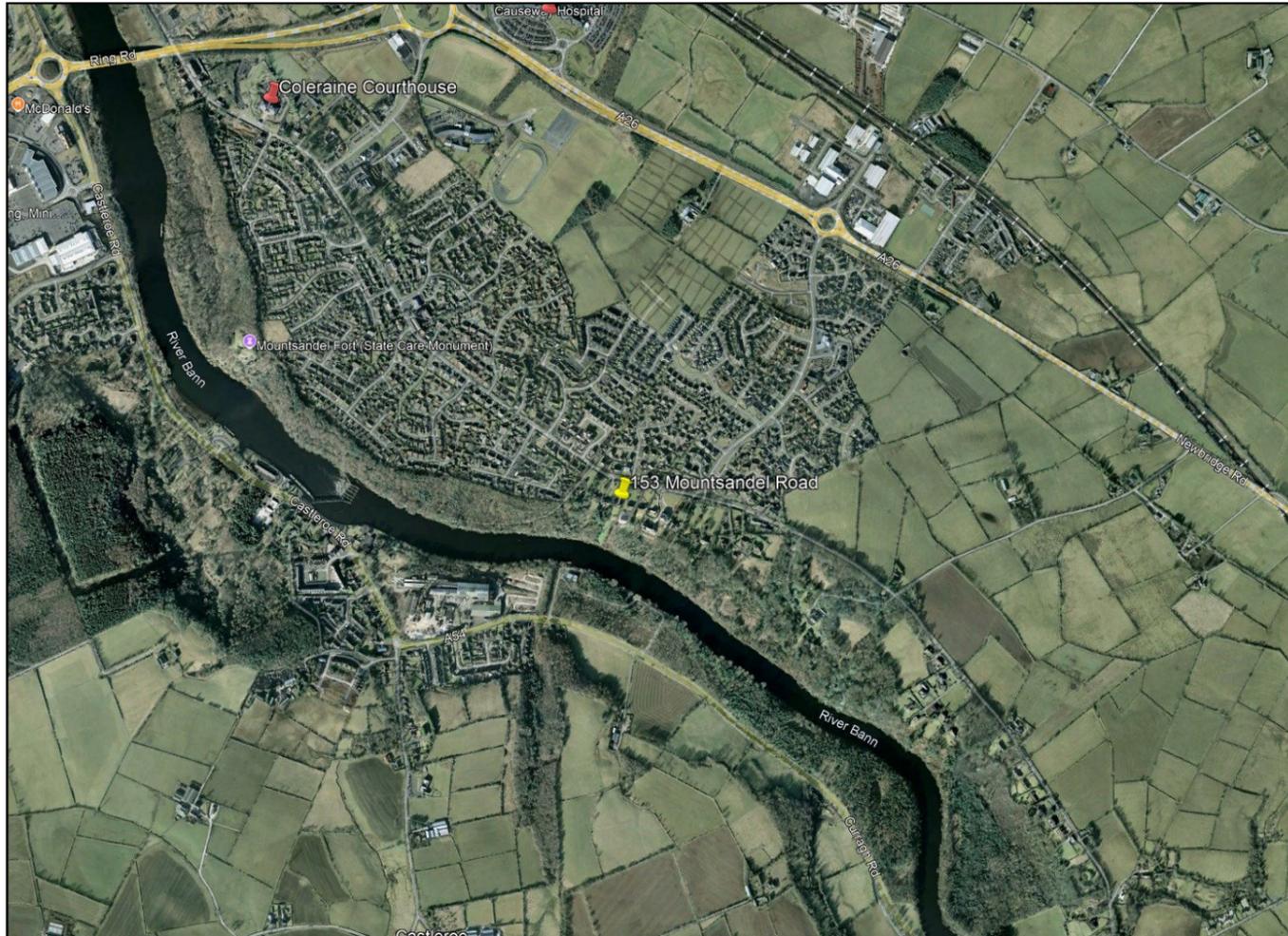
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# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	46 E	
21-38	F		
1-20	G		

## COLERAINE

153 Mountsandel Road

BT52 1TA

Offers Over £850,000

028 7083 2000  
www.armstronggordon.com

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A truly outstanding five bedroom detached family residence which is immaculately presented throughout and approached by a long and sweeping driveway being situated on a most significant site on the edge of Coleraine. Having been constructed circa 1974, the property itself extends to approximately 4600 sq. ft of family living space and offers a versatile layout. Internally the property is both bright and spacious and has been creatively and beautifully presented by the present owners with a feeling of modern living and charm throughout. Externally the property extends to circa 1.3 acre of mature grounds, is laid in lawn to front and rear and benefits from a double garage. The rear of the property extends right down to the River Bann with jetty access and space for two boats. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and is a short drive into Coleraine town centre. This is a fantastic and unique opportunity to acquire a fabulous family home in an exceptional setting.

Leaving Coleraine town centre driving out the Mountsandel Road, continue past the Mountsandel Spar shop. No 153 will be on your right hand side opposite to the entrance of Knockantern Grove.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Spacious Entrance Hall:**

21'1 with cornicing, plate rack, wired for wall lights and sweeping staircase.



**Separate W.C.:**

With vintage style his and her wash hand basins set in reinstated dresser vanity style, matt black wall mounted radiator, cornicing and Herringbone solid wood floor.



**Lounge:**

With marble surround fireplace with large grated freestanding fire with slate hearth, cornicing and centrepiece and feature curved wall. 26'0 x 17'1



**Family Room:**

With wood surround fireplace with cast iron inset and tiled hearth and cornicing. 15'4 x 13'0



**Dining Room:**

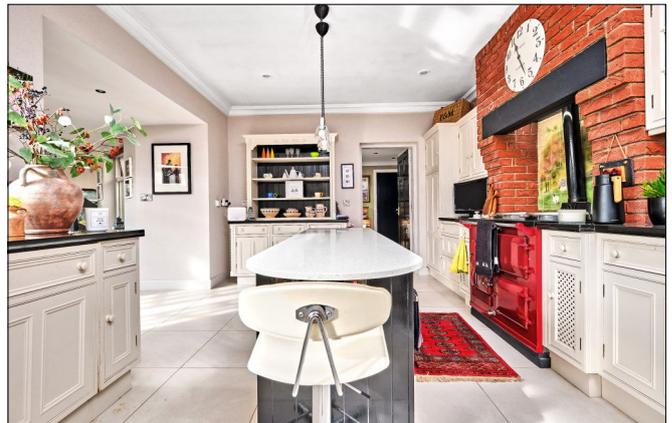
With part brick wall featuring large 'Stovax' store with shutter doors, brick inset and hearth, cornicing, centrepiece and bay window seat with storage below. 14'0 x 22'3



**Open Plan Kitchen/Dining/Garden Room:**

**Kitchen:** 20'0 x 11'7

With undermount Belfast sink unit set in granite worktop and upstands with low level units below, high and low level built in units, glass display cabinets, island with granite worktops with integrated 'Neff' oven and microwave, storage and seating below, integrated oil fired central heating 'AGA' with brick surround, wood mantle and tiled splashback, integrated dishwasher, additional double unit with drawers below, shelving unit with drawers below, saucepan drawers, larder cupboard, cornicing, recessed lighting, cornicing and double doors leading to rear garden with outstanding rear garden views towards River Bann, boat shed and boat jetties.



### Garden Room:

With log burner with granite hearth, feature corner windows, feature beamed ceiling, 'Douglas Fir' beams, space for double fridge freezer with storage to side, recessed lighting, Italian tiled floor and outstanding rear garden views towards River Bann, boat shed and boat jetties. 18'1 x 14'5



**Dining Area: 18'3 x 13'1**

With feature circular area with feature beams, plumbed for American style fridge freezer, with storage to side, over head storage, Italian tiled floor with outstanding rear garden views towards River Bann, boat shed and boat jetties.



**Utility Room:**

With single drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine, wired for tumble dryer, space for additional fridge, coving, recessed lighting and Italian tiled floor. 18'9 x 9'5

**Separate W.C.:**

With wash hand basin set in vanity unit, additional storage, boiler and Italian tiled floor.

**FIRST FLOOR:**

**Landing:**

With linen cupboard, stained glass window, cornicing and eyeball recessed lighting.

**Bedroom 1:**

With built in furniture consisting of two double wardrobes, three single wardrobes, two chest of drawers with outstanding rear garden views towards River Bann, boat shed and boat jetties. 20'4 x 14'0



**Ensuite** off with w.c., floating wash hand basin set in vanity unit with storage below and illuminated mirror above, fully tiled walk in shower cubicle with rainfall shower head, additional telephone hand shower, vertical matt black heated towel rail and extractor fan.



**Bedroom 2:**

With built in furniture consisting of wardrobes, desk, drawers and shelving. 15'1 x 13'1

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with mains shower, built in dressing table with mirror and drawers and extractor fan.



**Bedroom 3:**

With built in storage, access to roof space with outstanding rear garden views towards River Bann, boat shed and boat jetties. 11'9 x 7'6



**TV Room/Study:** 15'1 x 13'1

With built in corner desk unit with outstanding rear garden views towards River Bann, boat shed and boat jetties. With steps leading to:



**LOWER LEVEL:**

**Bedroom 4:**

With wash hand basin and wired for wall lights.  
17'1 x 9'4



**Bedroom 5:**

16'2 x 9'5

**Shower Room:**

With w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, wired for wall lights with views across Courtyard towards Castleroe Forest and beyond.



**Bathroom:**

With white suite comprising high level w.c., 'Vernon Tilbury' wash hand basin, 'Vernon Tilbury' freestanding claw foot bath with brass mixer tap and telephone hand shower, hot press, corning, wired for wall lights, recessed lighting and extractor fan.



**Attic Room:**

Fully floored.

### **EXTERIOR FEATURES:**

Tarmac driveway surrounding the property with parking for multiple cars. Established garden to front is laid in lawn with a multitude of trees, shrubbery and plants. Leading to double garage 19'2 x 19'2 with double electric operated doors with additional manual roller door, door leading to rear garden, strip lighting, power points, tap and pedestrian door to courtyard leading to garden. Garden to rear is laid in extensive lawn areas with landscaped gardens all the way down to the boat shed, surrounded by trees, hedging and shrubbery, leading to a boat jetty. Pond water feature with rockery and shrubbery adjacent to paved patio area. Additional paved patio area to side with paved path leading to greenhouse, sheds and down to River Bann. Security lights to front, rear and side. Trees to include Ash, Oak, Silver Birch & Palm. Tap in greenhouse, front lawn, rear garden and past shed on pathway.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* Wood Framed Double Glazed Windows
- \*\* South Westerly Facing Rear Garden
- \*\* Generously Proportioned Garden With Beautiful Views Across The River Bann, Boat House & Jetties
- \*\* Excellent Decorative Order Throughout
- \*\* Double Garage

### **TENURE:**

Freehold

### **CAPITAL VALUE:**

£410,000 (Rates: £3921.60 p/a approx.)



