



## 6 Gortycavan Road Coleraine, BT51 4LT

Offers over £449,950

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# 6 Gortycavan Road

Coleraine, BT51 4LT

Offers over £415,000



Homepage Estate Agents are delighted to offer for sale this stunning 5 bedroom detached family home.

“Often sought yet seldom found” describes this superb, detached residence sitting on a choice elevated site with panoramic countryside views to the River Bann, the Sea and beyond.

Sympathetically designed to combine the best of traditional country living with the convenience of a modern, well-planned family home.

The property offers versatile well-proportioned five-bedroom three-reception or six-bedroom two-reception living. Entertain in style in the magnificent kitchen/dining/living area complete with triple



Tel: 028 7087 8084





\*\*\* VIEW THE 3D TOUR \*\*\*

**ENTRANCE HALL**

12'9" x 10'2" (3.90 x 3.12)

**DOWNSTAIRS W.C.**

**KITCHEN**

20'11" x 16'9" (6.40m x 5.12m)

**UTILITY ROOM**

10'10" x 8'8" (3.31m x 2.65m)

**CENTRE HALLWAY**

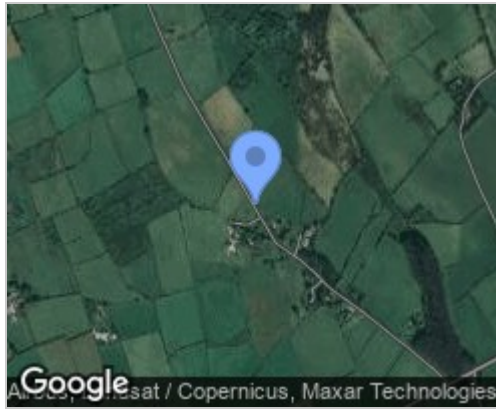
7'10" x 7'6" (2.40m x 2.30m)

**LIVING ROOM**

21'3" x 11'3" (6.48m x 3.43m)

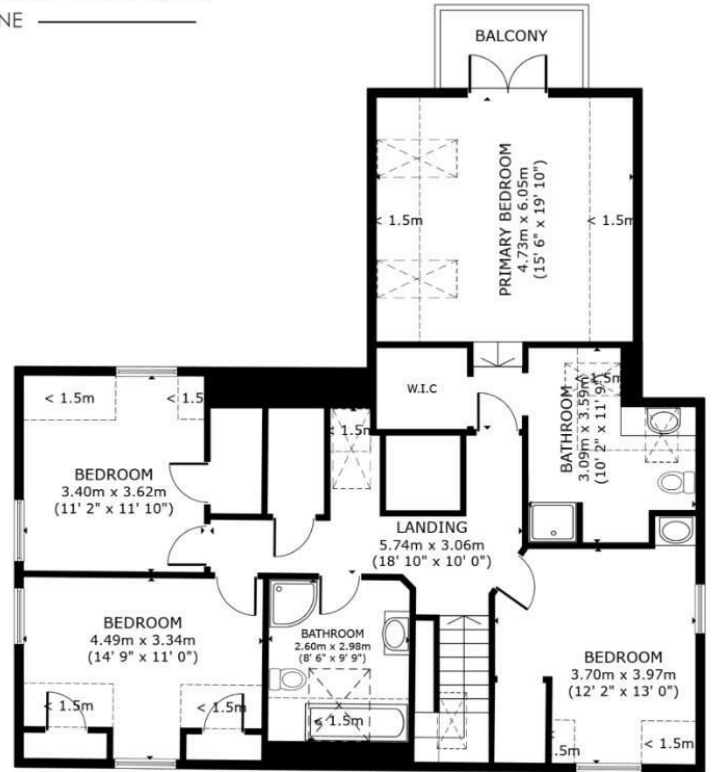
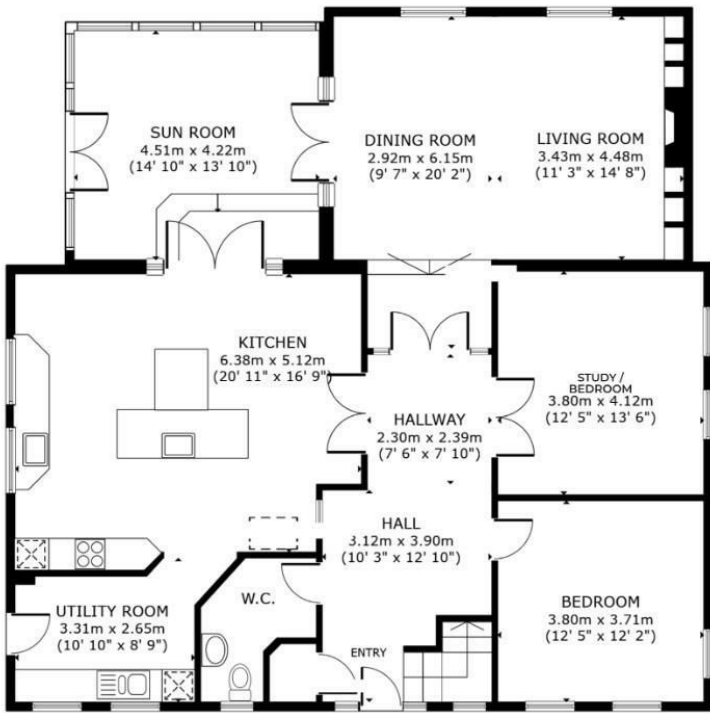
**SUNROOM**

14'9" x 13'10" (4.51m x 4.22m)



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COLERAINE



TOTAL FLOOR AREA - circa 2,840 sq ft



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

## Viewing

Please contact our Coleraine Office on 028 7087 8084 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents  
 Tel: 028 7087 8084 | Email: info@homepageonline.co.uk  
 www.homepageonline.co.uk

