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# ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



## COLERAINE

'41 Mount'  
Site 5, 41 Mountsandel Road  
BT52 1JE  
Offers Over £280,000

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Introducing an exclusive enclave of four stunning semi-detached residences set to grace the picturesque Mountsandel Road in Coleraine. Nestled in a serene and sought-after locale, these contemporary homes blend modern elegance with timeless design, offering a harmonious balance of comfort and sophistication backing onto Mountsandel Forest itself.

Each residence boasts a thoughtfully curated architectural aesthetic, characterized by clean lines, expansive windows, and a blend of premium materials that seamlessly integrate with the natural surroundings. The exteriors showcase a harmonious interplay of brick and glass, creating an inviting facade that complements the existing charm of the neighbourhood.

Step inside and discover a world of refined living spaces where attention to detail takes centre stage. Plan layouts seamlessly connect the living, dining, and kitchen areas, fostering a sense of togetherness and providing an ideal backdrop for both entertaining and daily life. The kitchens are a chef's delight, featuring state-of-the-art appliances, sleek cabinetry, and a perfect marriage of functionality and aesthetics.

Upstairs, the bedrooms offer a peaceful retreat with ample natural light and well appointed bathrooms. Each room is designed with comfort in mind, providing a tranquil haven for relaxation. Expansive windows frame stunning views of the surrounding greenery, creating a seamless connection between indoor and outdoor living.

Outside, private gardens beckon for al fresco gatherings, well-designed driveways ensure convenience and ample parking. The Mountsandel Road location adds a layer of exclusivity, providing easy access to local amenities, schools, and the charming town centre of Coleraine.

These homes embody the essence of modern luxury while respecting the heritage of their surroundings. The Mountsandel Road residences are not just houses; they are a statement of refined living, where comfort meets contemporary design in a truly idyllic setting. Secure your place in this limited collection and experience the epitome of sophisticated living in Coleraine.

Travelling out of Coleraine town centre on the Mountsandel Road, proceed over the ring road and continue past the entrance to Mounsandel Fort. No. '41 Mount' will be situated on your immediate right before you come to the courthouse.

**ACCOMODATION COMPRISES:**

**GROUND FLOOR:**

Entrance Hall:

Separate W.C.:

Lounge: 13'1 x 11'5

Open Plan Lounge/Kitchen/Dining Area: 20'5 x 12'7

Utility Room: 7'7 x 6'3

**FIRST FLOOR:**

Landing:

Bedroom 1: 10'10 x 9'10

Ensuite: 7'3 x 3'5

Bedroom 2: 10'3 x 10'1

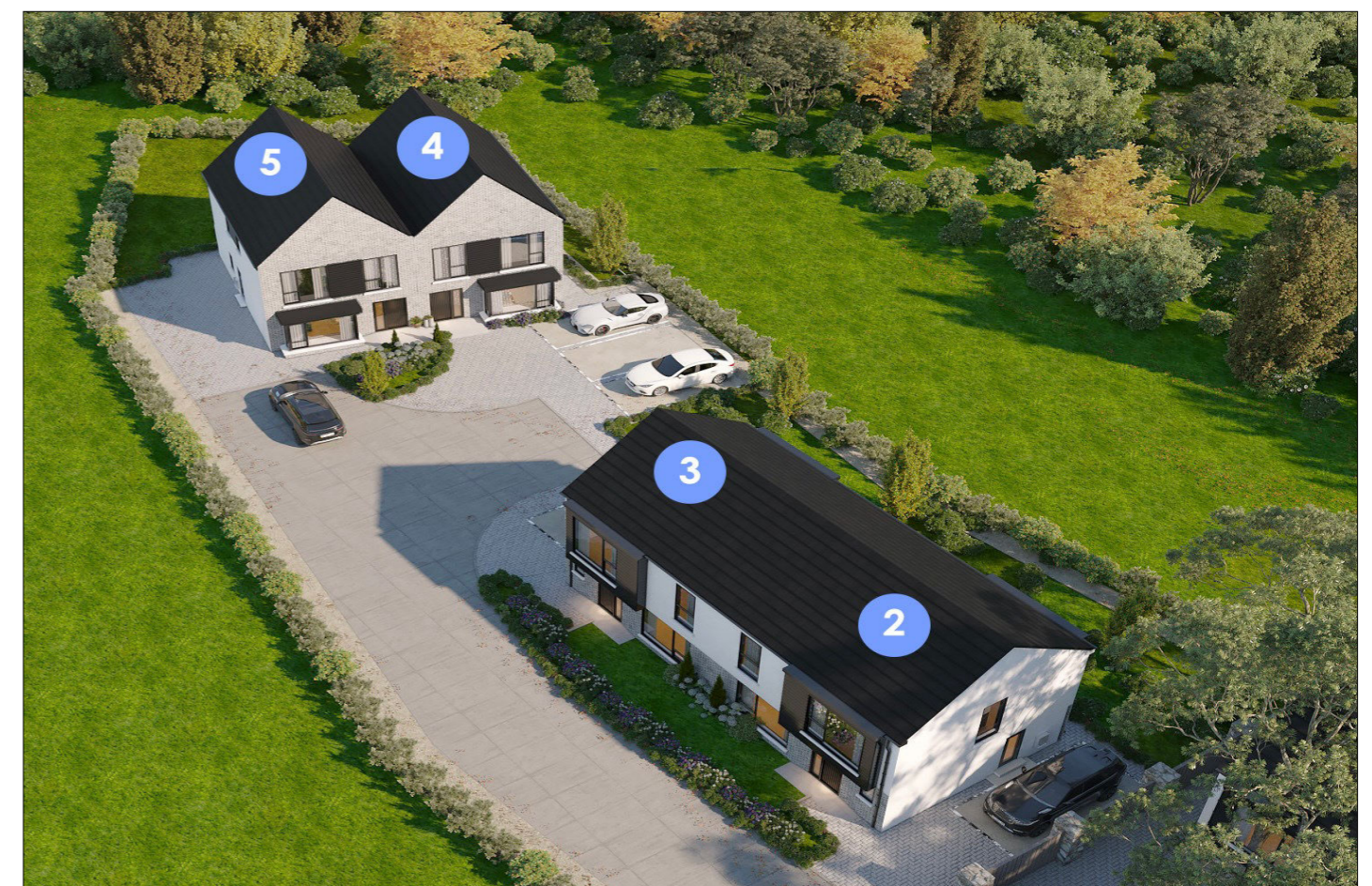
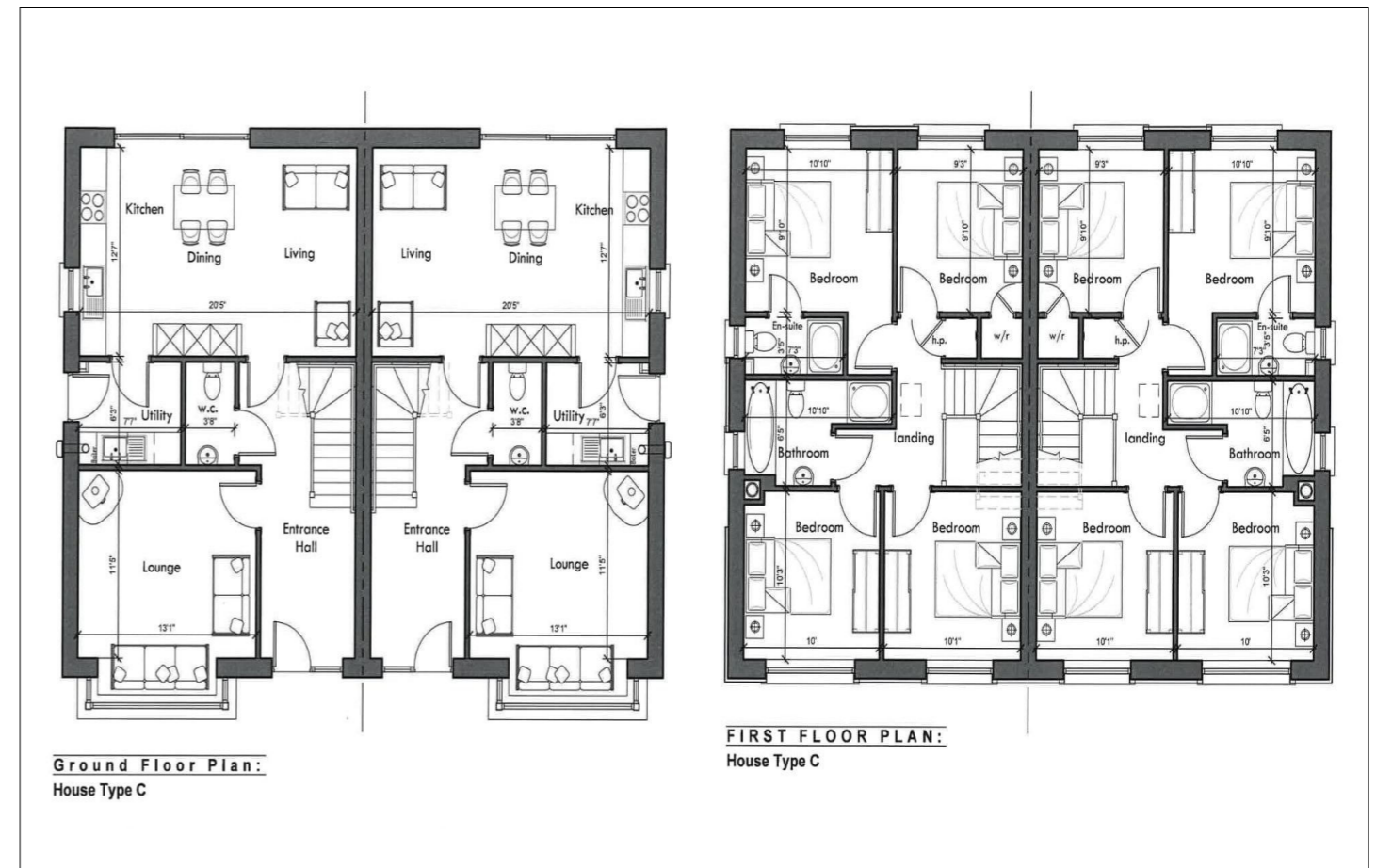
Bedroom 3: 9'10 x 9'3

Built in wardrobe:

Bedroom 4: 10'3 x 10'0

Hot press:

Bathroom: 10'10 x 6'5



**SPECIAL FEATURES:**

Gas Fired Central Heating

Energy Efficient Boiler

**INTERNAL FINISHES:**

Painted Internal Walls & Ceilings

Feature Painted Internal Doors With Chrome Lever Handles

Comprehensive Range Of Electrical Sockets, Switches & Telephone Points

Mains Smoke & Carbon Monoxide Detectors

**EXTERNAL FINISHES:**

Front and rear gardens turfed

Flagged Patio Area

Front & Rear External Lighting

Black Guttering & Downpipes

Panelled Front Door Finished In Complementary Colours

External facing brick finish

Highly modern contemporary design

Outside Water Supply

A Management Company Will Be Formed To Organise The Upkeep & Well-Being Of The Development mainly the private road

10 Year Structural Warranty

**KITCHEN AND UTILITY:**

Luxury Kitchen With A Choice Of Door Styles, Colours & Worktops From Chosen Designer

Tailored Layout & Design To Optimise Unit And Worktop Space In Kitchen

Integrated Appliances Will Include Hob, Electric Oven And Hood, Fridge Freezer & Dishwasher

LED Downlights

Choice Of Floor Tiling

Quality Utility Units (Where Applicable)

**BATHROOM, ENSUITE & W.C.:**

Contemporary White Sanitary Ware With Quality Chrome Fittings To Bathrooms, Ensuites & W.C.

Thermostatically Controlled Shower To Bathroom & Ensuite (Where Applicable)

Shower Enclosures Will Be Fully Tiled With A Choice Of Tiling

Tiled Splashbacks To Wash Hand Bains & Baths With A Choice Of Tiling

Tiled Floor To Bathroom, Ensuite & W.C. With A Choice Of Tiling

Heated Chrome Towel Rails To Bathroom & Ensuites

LED Downlights

**FLOORING:**

Choice of Luxury Lignum core or tiles

Carpet & Underlay In Lounge, Bedrooms, Hallway, Stairs & Landing

Tiled Floor To Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuites & W.C.