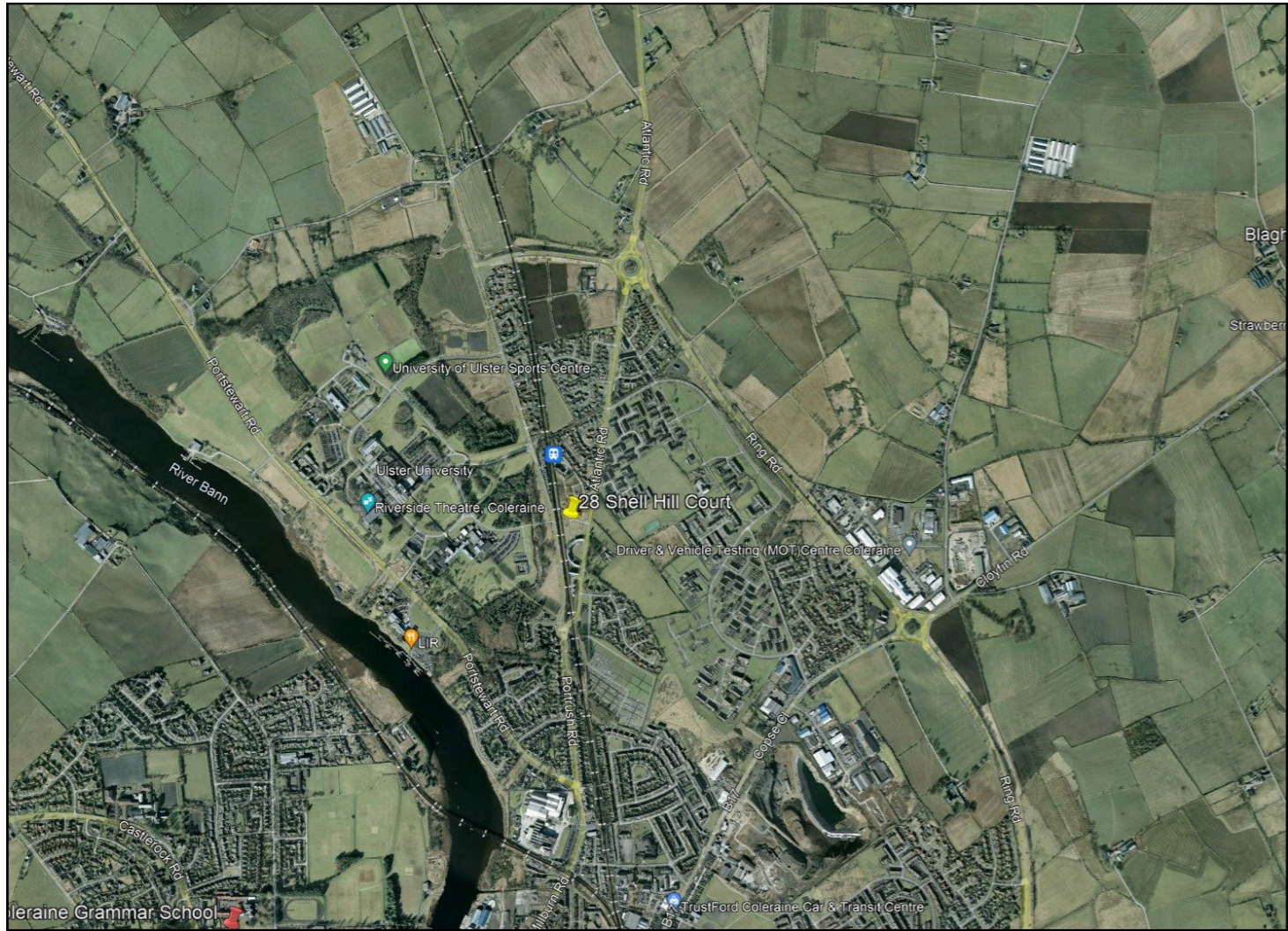




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

28 Shellhill Court

BT52 2RF

Offers Over £170,000

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A delightful three bedroom semi-detached house which is well presented and has been finished to a particularly good standard throughout. Having been constructed circa 2018, the property itself extends to approximately 1033 sq ft of living space and has been finished to a generous specification right through. Internally the property is both bright and spacious. Located in a development of mainly family homes, the property has been designed with contemporary themes offering a warm and stylish atmosphere in all rooms. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry. This is a fantastic opportunity to acquire a home of modern design and style all round.

Coming in from Portstewart or Portrush on the Portrush Road roundabout, continue onto the Atlantic Road. Take your sixth right into Shell Hill Crescent and then first left into Shell Hill Court. No 28 will be located on your right hand side.

ACCOMMODATION COMPRISES:

Entrance Hall:

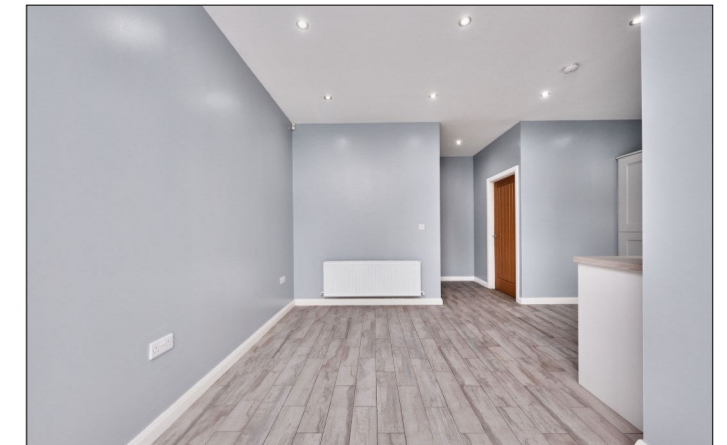
6'9 wide with tiled floor.

Separate W.C.:

With wash hand basin, tiled floor and extractor fan.

Lounge:

13'8 x 10'6



Utility Room:

With stainless steel sink unit, high and low level units, plumbed for automatic washing machine, space for tumble dryer, tiled floor, extractor fan. 6'2 x 5'2



Kitchen / Dining:

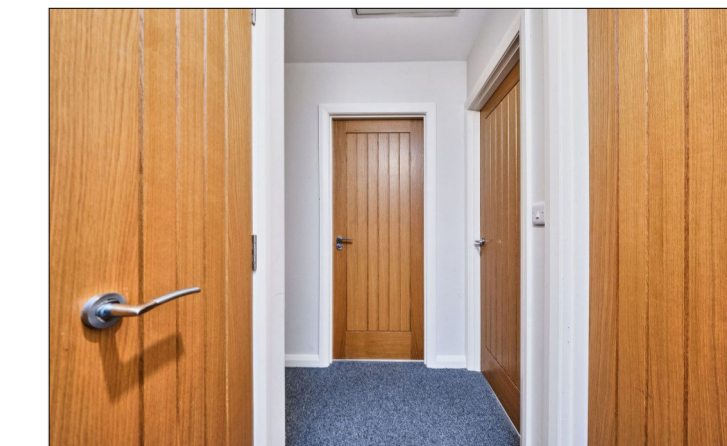
With single drainer stainless steel sink unit, range of high and low level units, integrated ceramic hob with stainless steel splashback and stainless steel extractor fan above, integrated fridge freezer, integrated dishwasher, saucepan drawers, cupboard housing gas boiler, recessed light, tiled floor, sliding PVC patio doors leading to rear garden. 19'8 (max) x 17'1 (max)



FIRST FLOOR:

Landing:

With double storage cupboard and access to roof space.



Bedroom 1:

13'7 x 9'9



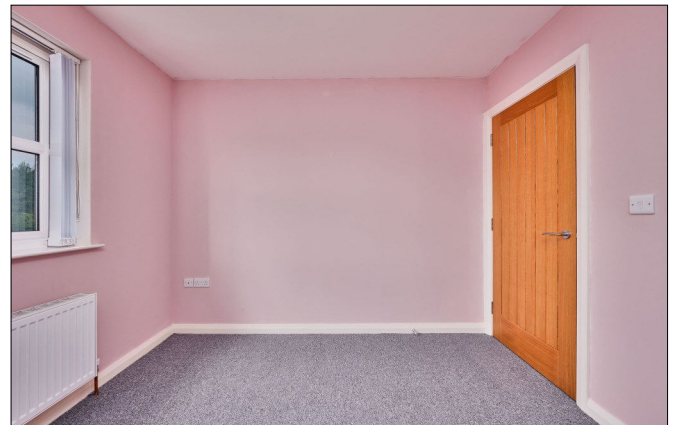
Ensuite:

With w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains shower, recessed light, tiled floor and extractor fan.



Bedroom 2:

9'8 x 9'5



Bedroom 3:

9'9 x 7'10



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splash back, telephone mains shower over P-shaped bath, recessed light, tiled floor, extractor fan, wired for wall light.



EXTERIOR FEATURES:

With parking to front. Garden to rear is fully enclosed and laid in lawn with paved patio area and screening. Lights to front and rear.



SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Burglar Alarm
- ** Private Rear Garden

TENURE:

To Be Confirmed

CAPITAL VALUE:

£115,000 (Rates: £1,127.46)

