

For Sale

Asking Price: £625,000

SimonBrien



21C Loughan Road,
Coleraine, BT52 1UB

simonbrien.com



Summary

Delightfully positioned on the berth of the River Bann, this superb detached home comes to the market and will appeal to those seeking to purchase a home within this idyllic location.

The spacious accommodation provides a five bedroom layout [four with ensuites], dining hall, kitchen open to living area, family room, utility room and additional shower room

Externally, there is ample outside space on the lower level terrace which leads to a generous garden in lawn that leads to the rivers edge

Benefitting from the seclusion of a picturesque location, Loughan Road enjoys being very convenient to Coleraine Town Centre, excellent local amenities and shopping facilities.

Early viewing is advised to appreciate this very striking family home.

Special Features & Services

- Superb Detached Family Home In An Idyllic Setting
- Generous Accommodation Throughout
- Five Bedrooms [Four with Ensuites]
- Principal Bedroom with Dressing Room
- Bedroom 5 Currently used as a Home Office
- Beautiful Living Room With Feature Fireplace Overlooking River Bann And Landing Onto Upper Level Terrace
- Stunning High Gloss Fitted Kitchen
- Large Family Room Leading Onto Lower Level Terrace
- Dining Hall
- Utility Room
- Additional Shower Room
- Ample Off Street Parking To Front
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Spacious Rear Garden & Terrace Overlooking River Bann
- Within Easy Reach Of Outer Ring - Coleraine Town Centre
- Convenient To Leading Local Schools, Restaurants & Excellent Shopping Facilities
- Viewing By Private Appointment

Accommodation

GROUND FLOOR

DINING HALL:

19' 4" x 14' 2" (5.89m x 4.32m)

Hardwood Door to dining hall with marble flooring

BEDROOM/STUDY:

10' 4" x 10' 4" (3.15m x 3.15m)

ENSUITE:

Fully Tiled Shower Enclosure, low flush WC, wash hand basin



KITCHEN/LIVING:

25' 4" x 19' 4" (7.72m x 5.89m)

Kitchen – High and Low Level, Aga Range, Recess for Fridge Freezer, Central Island with inset sink, granite worktops, integrated dishwasher



LIVING AREA:
Attractive Feature Fireplace, oak flooring, access to rear patio



FIRST FLOOR

BEDROOM:
15' 5" x 14' 1" (4.7m x 4.29m)

DRESSING ROOM:
10' 2" x 8' 4" (3.1m x 2.54m)



ENSUITE:
Raised panelled bath, separate shower enclosure, low flush WC, twin wash hand basin vanity unit



BEDROOM:
11' 6" x 10' 2" (3.51m x 3.1m)

ENSUITE:
White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, wash hand basin



BEDROOM:
12' 0" x 10' 2" (3.66m x 3.1m)

ENSUITE:
White suite, panelled bath, mixer taps, telephone hand shower, low flush WC, wash hand basin



LOWER LEVEL

FAMILY ROOM:
29' 8" x 26' 2" (9.04m x 7.98m)

Wood burning stove, oak flooring, access to patio



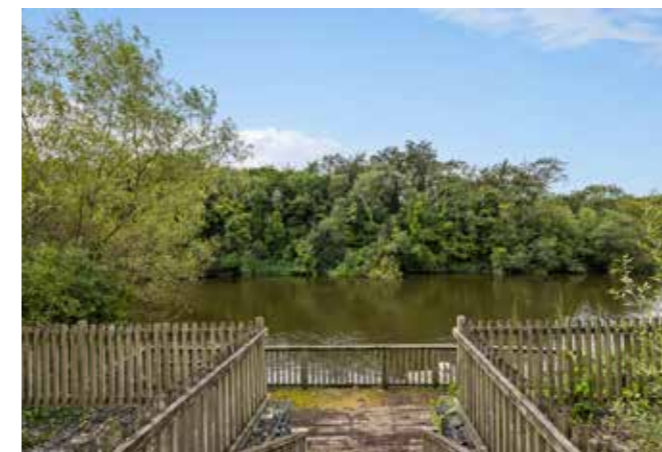
BEDROOM:
11' 6" x 11' 4" (3.51m x 3.45m)

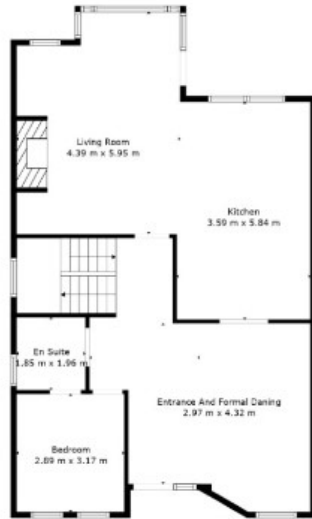
SHOWER ROOM:



OUTSIDE

Spacious gardens to rear with river views, lawns and patio, excellent driveway parking to front





Floor 2



Floor 3



Floor 1

VALUER

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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