



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

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

43 Knockantern Green

BT52 1DY

Offers Over £314,500

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A fabulous four bedroom detached chalet bungalow situated in an exclusive residential development just off the Mountsandel Road with proximity to the entrance of Mountsandel Forest. Constructed circa 2009 and finished to the highest of standards and specification by well known builders the Patton Group, the property is impressive and combines a sense of style with family comfort. The accommodation is well laid out throughout extending to approximately 1356 sq ft of comfortable living space and has a pleasant outlook over communal greens to the front. The property itself offers relative ease to access the ring roads to those willing to commute to Belfast or Londonderry. All in all, a beautiful property with early internal inspection highly recommended.

As you drive along the Mountsandel Road, heading out of town, take your fifth left into Knockantern Green after the Mountsandel Spar shop. As you drive into the development follow the road right around the communal green area and No. 43 will be located on your right hand side.

ACCOMMODATION COMPRISES:

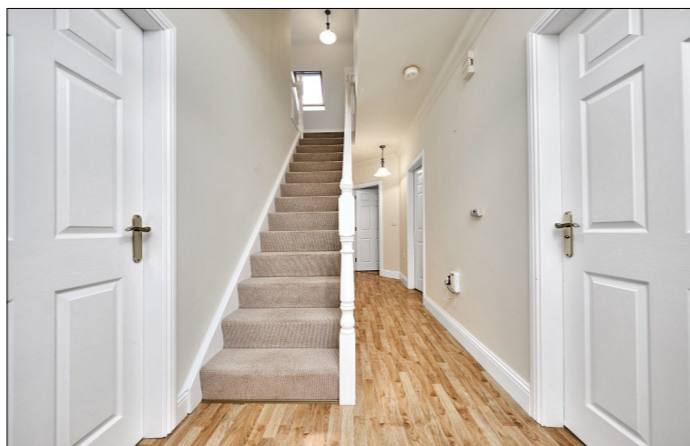
GROUND FLOOR:

Entrance Hall:

6'2 wide with under stairs storage cupboard and laminate wood floor.

Lounge:

With marble surround fireplace with recessed log burner with tiled inset and hearth, coving, dimmer control panel and laminate wood floor. 17'2 x 13'4



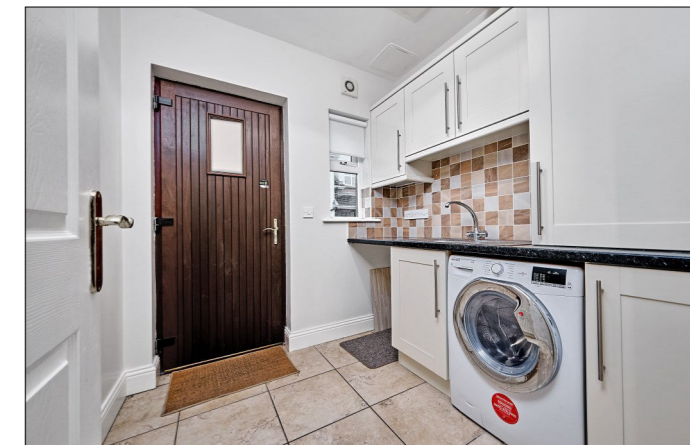
Kitchen/Dining Area: 16'3 x 11'7

With bowl and half stainless steel sink unit, high and low level built in units with tiling between and under unit lighting, integrated fridge freezer and eye level microwave, double eye level ovens, ceramic hob with stainless steel extractor fan above, integrated dishwasher, wine rack, saucepan drawers, drawer bank, recessed lighting, tiled floor and pedestrian door leading to rear garden.



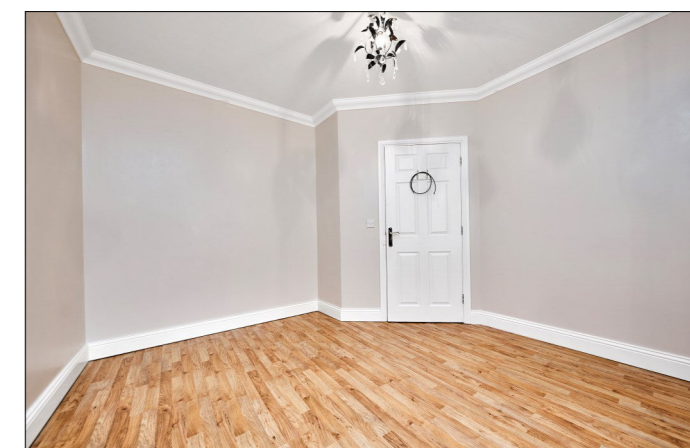
Utility Room:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, space for tumble dryer, gas boiler, tiled floor and pedestrian door leading to side of property. 7'0 x 6'9



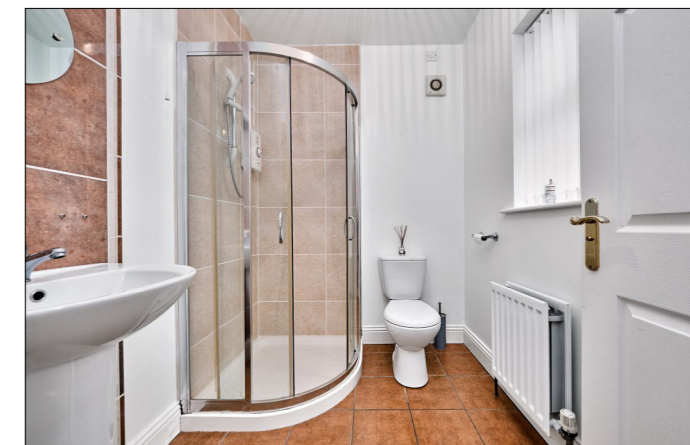
Bedroom 4:

With coving and laminate wood floor. 11'8 x 10'6



Shower Room:

With white suite comprising w.c., wash hand basin with tiled surround, fully tiled walk in shower cubicle with electric shower, shower light and point, extractor fan and tiled floor.



FIRST FLOOR:

Landing:

With hot press, coving, 'Velux' window, access to roof space and access to eaves.



Bedroom 1:

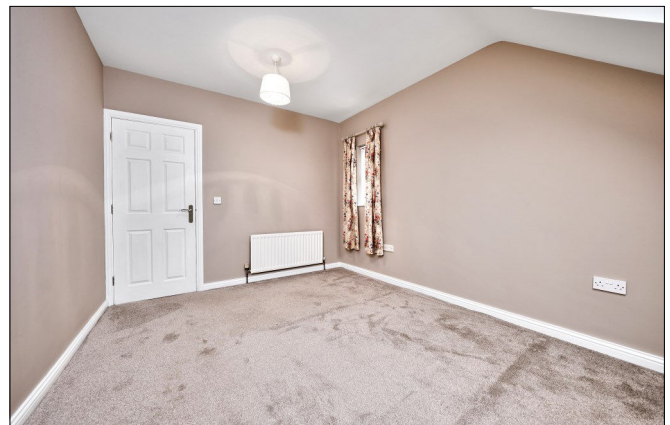
With access to eaves. 13'4 x 12'4 max

Ensuite off with w.c., wash hand basin with tiled surround, fully tiled walk in shower cubicle with mains shower, shaver light and point, extractor fan and tiled floor.



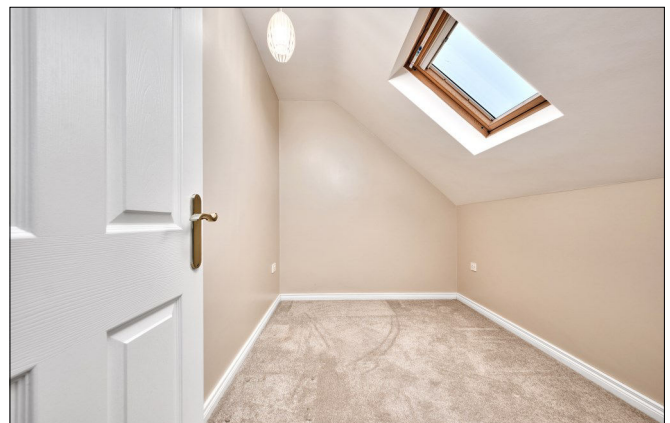
Bedroom 2:

With 'Velux' window. 13'2 x 9'9



Bedroom 3:

9'8 x 7'4



Bathroom:

With white suite comprising w.c., wash hand basin, telephone hand shower over bath with tiled surround, extractor fan, 'Velux' window and tiled floor.



EXTERIOR FEATURES:

Paviour driveway leading to detached garage 19'0 x 10'0 with electric operated roller door and light and power points. Garden to rear is laid in lawn and fully fenced in with extensive paved patio area with selection of shrubbery. Garden to front is laid in lawn with paved path leading to front door and surrounding property. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Detached Garage
- ** Burglar Alarm

TENURE:

Leasehold

CAPITAL VALUE:

£150,000 (Rates: £1470.60 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service charge is £185.00 per annum (19.02.25).**

