

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY

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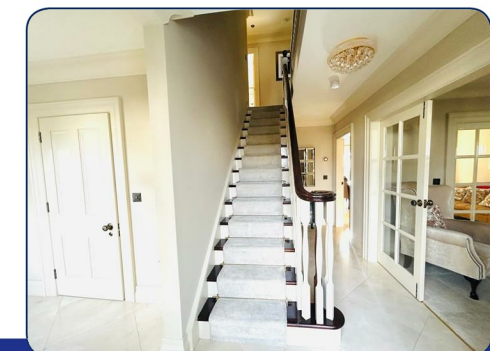
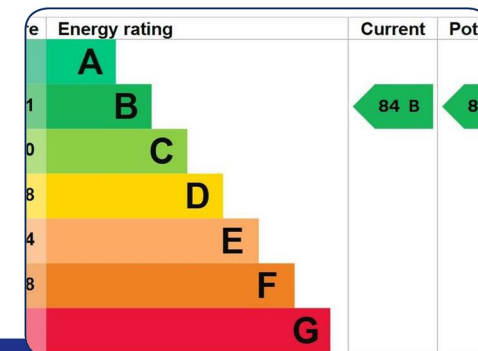
5 Coralmount, L'Derry, BT47 6ZQ

- GATED DEVELOPMENT
- LUXURY DETACHED HOUSE
- 5 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT (except velux)
- SECURITY SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- GARAGE & ORANGERY WITH UNDERFLOOR HEATING
- STUNNING CITY & RIVER VIEWS
- EPC RATING - B

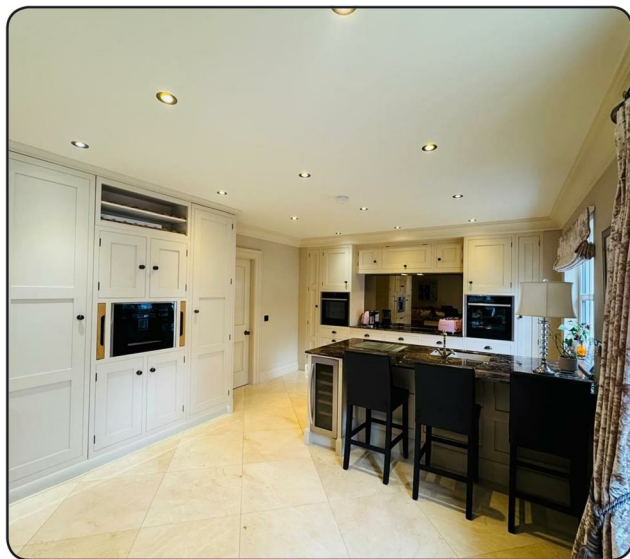
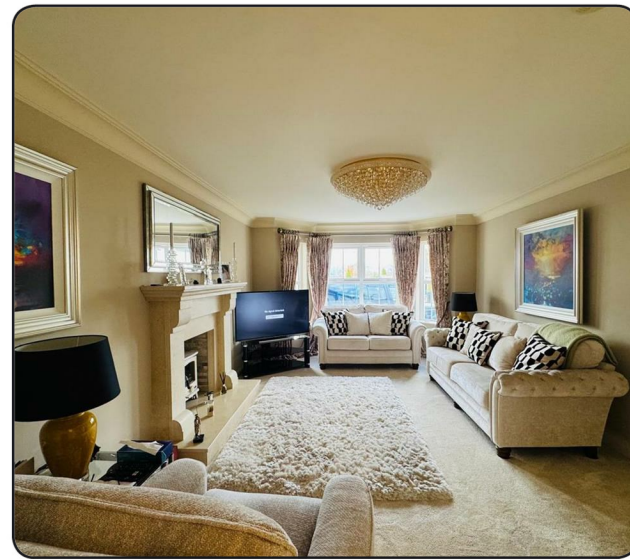
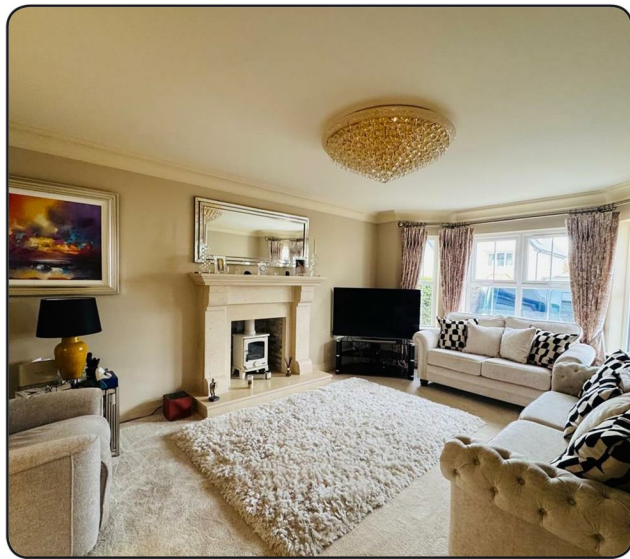
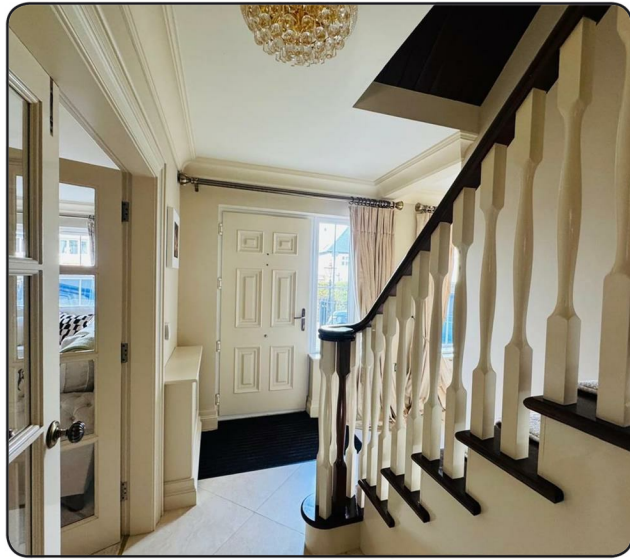
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ACCOMMODATION

HALLWAY

Having ceiling cornicing and porcelain tiled floor, double doors to Lounge.

GUEST WHB & WC

Having feature mirror, chrome radiator, 1/2 tiled walls, porcelain tiled floor.

LOUNGE

19'7" x 12'7" into bay (5.97m x 3.84m into bay)
Having multi fuel stove set in magnificent marble fireplace, ceiling cornicing, double doors to Kitchen.

KITCHEN/DINING AREA

28'11" x 17'9" wp (8.81m x 5.41m wp)
Having excellent range of eye and low level units, granite worktops, centre island with 1 1/2 bowl sink unit, integrated bins and dishwasher, wine cooler, two ovens, induction hob, extractor hood, integrated coffee machine, integrated fridge/freezer, dual aspect, ceiling cornicing, recessed lighting, ample dining space, tiled floor, French doors to rear.

UTILITY ROOM

9' x 4'11" (2.74m x 1.50m)
Having sink unit, storage cupboard, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, feature wall mirror, recessed lighting, ceiling cornicing.

MASTER BEDROOM/EN-SUITE/DRESSING ROOM

36'x 12'8" (10.97mx 3.86m)
Having ceiling cornicing, range of built in wardrobes with feature mirror doors, range of built in wardrobes, shelving and dressing table.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, feature radiator, recessed lighting, 1/2 tiled walls and floor.

DRESSING ROOM

BEDROOM 2

15'8" x 9' into wardrobe (4.78m x 2.74m into wardrobe)
Having double built in wardrobes, ceiling cornicing.

BEDROOM 3

13'3" x 10'6" (4.04m x 3.20m)
Having double built in wardrobe and ceiling cornicing.

BATHROOM

Comprising free standing bath with shower attachment to taps, walk in shower, whb and wc, feature wall mirror, recessed lighting, 1/2 tiled walls, tiled floor.

SECOND FLOOR

WHB AND WC

Having whb and wc off with chrome radiator, recessed lighting, 1/2 tiled walls, tiled floor.

BEDROOM 4

12'8" x 12'2" (3.86m x 3.71m)
Having walk in wardrobe and recessed lighting.

BEDROOM 5

12'1" x 9' (3.68m x 2.74m)
Having walk in wardrobe and recessed lighting.

ORANGERY

18'8" x 11'2" (5.69m x 3.40m)
Having underfloor heating.

GARAGE/OFFICE

18'6" x 10'1" (5.64m x 3.07m)
Having tiled floor, underfloor heating. Door to Orangery.

EXTERIOR FEATURES

Enclosed paved yard to rear with feature fireplace and stove.
Exterior lighting to front.
Sensor lighting to rear.
Paved driveway.

ESTIMATED ANNUAL RATES

£2915.75 (NOV 2025)

