



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

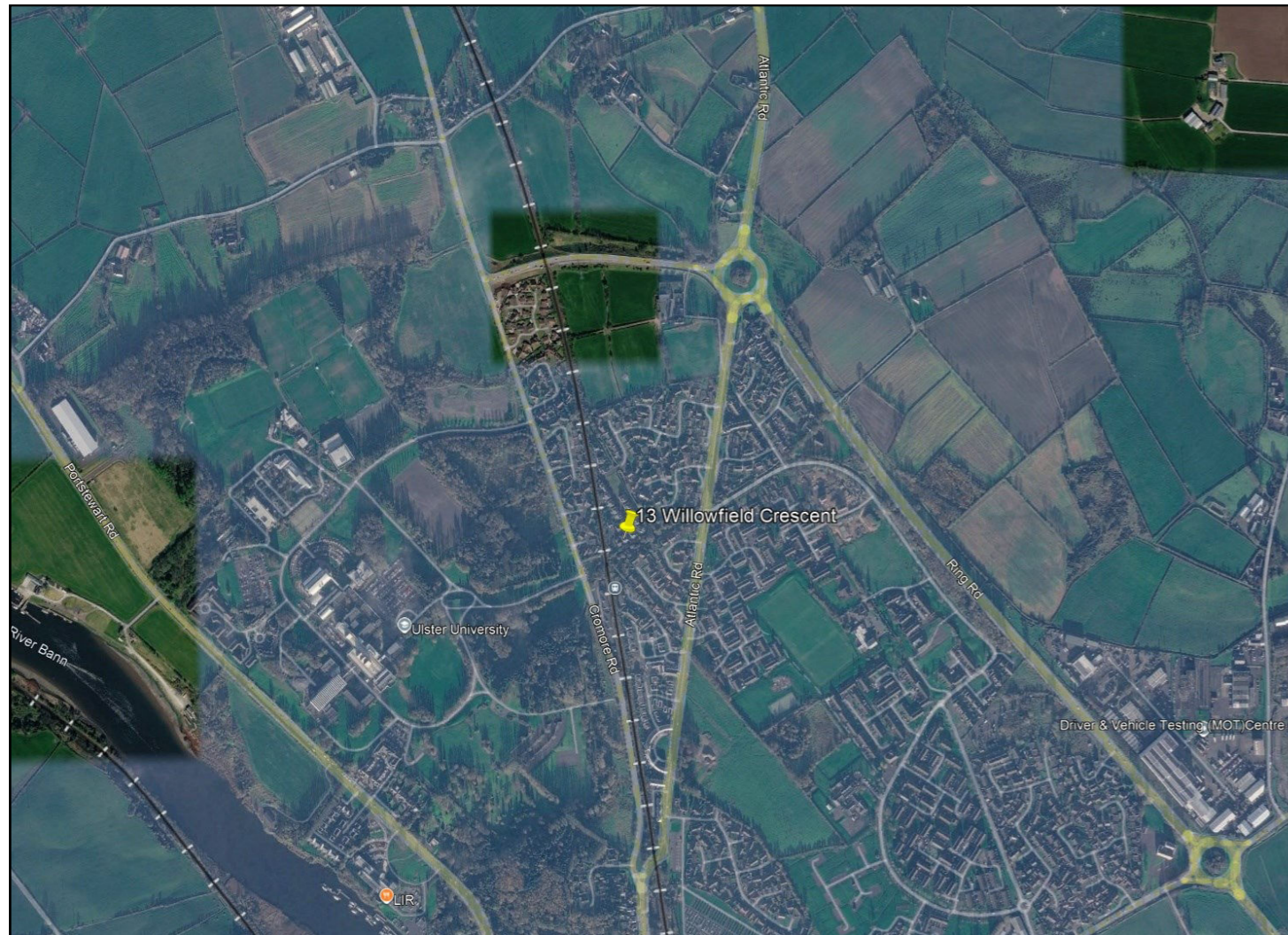
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Other Financial Services:

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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE
13 Willowfield Crescent
BT52 2RS
Offers Over £249,500

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028 7083 2000
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A delightful three bedroom semi-detached family house which is immaculately presented and has been finished to an exacting standard throughout. Having been constructed circa 2025, the property itself extends to approximately 1248 sq. ft of luxury living space and has been finished to an exceptional finish and high specification right through with a fine selection of upgrades. Internally the property is both bright and spacious. Located in a development of mainly family residences, the property has been designed with contemporary themes offering a warm and stylish atmosphere in every room. Externally the property is laid in lawn to front and rear and benefits from a fully enclosed rear garden. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry. This is a fantastic and one off opportunity to acquire a fabulous home of exceptional design and quality all round.

Coming from Portstewart or Portrush go onto the Atlantic Road from the Portrush Road roundabout. Take your first right into Willowfield Drive. Keep following the road round and take your third left into the new development section. Proceed to the top, turn right and No 13 will be located on your left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal Entrance Hall:

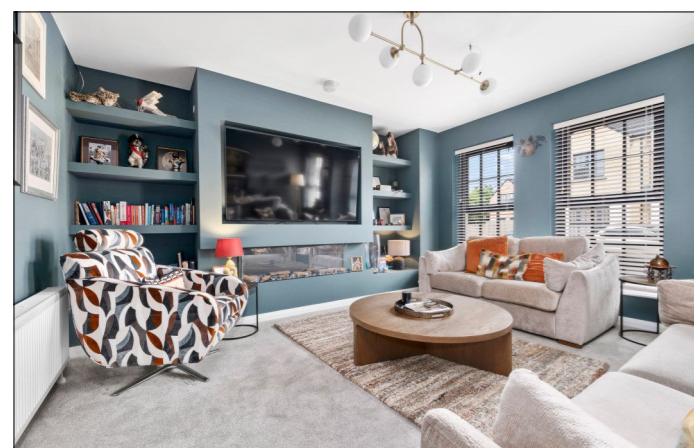
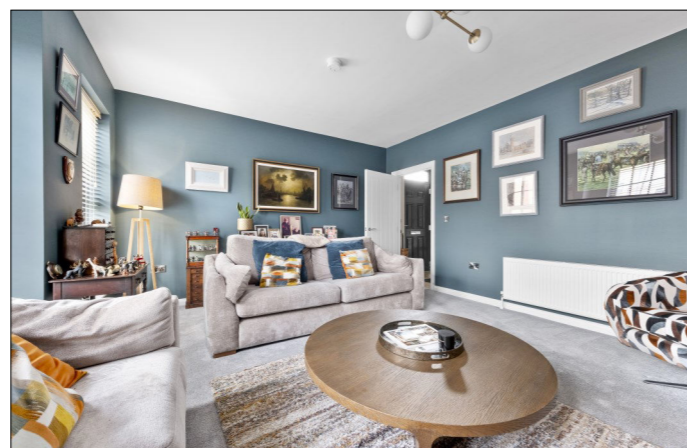
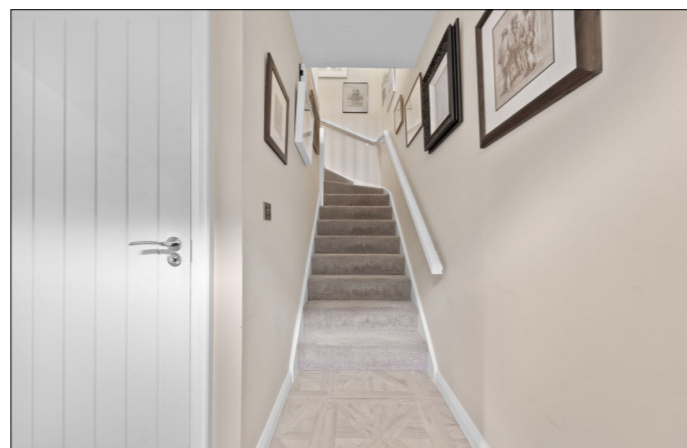
7'2 with tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, heated towel rail, extractor fan and tiled floor.

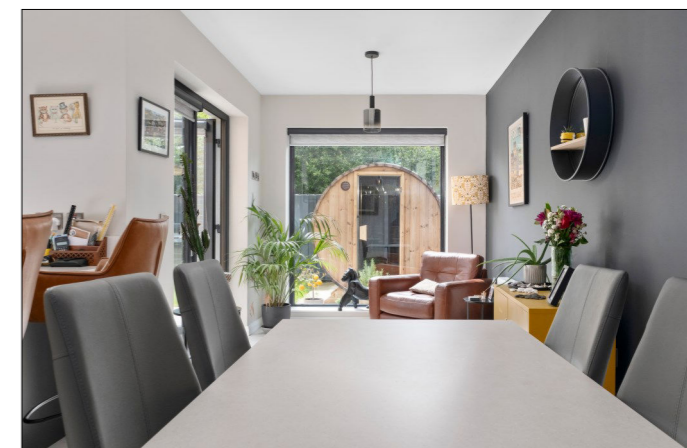
Lounge:

With media wall with recess for T.V., electric fire and integrated shelving. 17'3 x 14'10



Kitchen/Dining Area:

With undermount bowl and half single drainer sink unit, high and low level built in units set in 'Silestone worktops', ceramic hob, integrated 'Bosch' oven with 'Silestone' splashback, concealed extractor fan above, integrated dishwasher, integrated eye level microwave, integrated fridge freezer, saucepan drawers, breakfast bar with seating below, cupboard housing boiler, tiled floor and PVC French doors leading to rear garden. 21'3 x 17'2



Utility Room:

With plumbing for automatic washing machine, space for tumble, dryer, extractor fan and tiled floor. 7'1 x 4'7



FIRST FLOOR:

Landing:

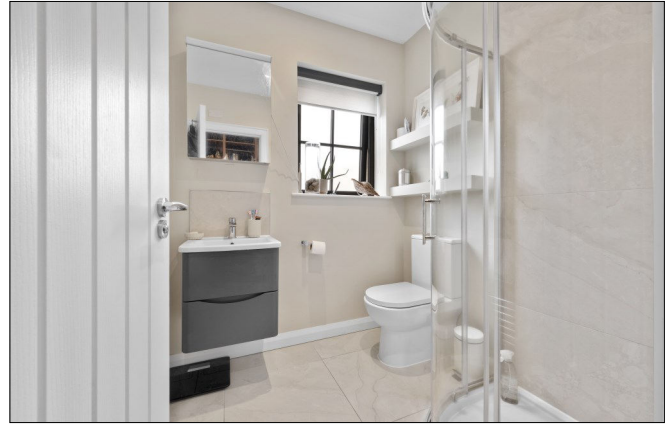
With access to roof space.

Bedroom 1:

With built in open plan wardrobes with shelving and recessed lighting. 15'7 x 15'0



Ensuite off with w.c., floating wash hand basin with tiled splashback, fully tiled walk in shower cubicle with mains rainfall shower head, additional telephone hand shower, heated towel rail, extractor fan, recessed lighting and tiled floor.



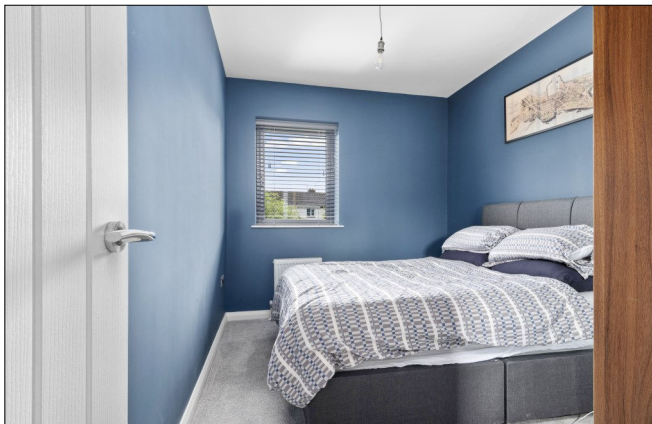
Bedroom 2:

With built in mirrored slide robes with rails and drawers. 11'4 x 8'7



Bedroom 3:

With built in mirrored slide robes with rails and drawers. 11'4 x 8'3



Bathroom:

With white suite comprising, w.c., floating wash hand basin, fully tiled walk in shower cubicle with mains rainfall shower, telephone hand shower over free standing bath, half tiled walls, heated towel rail, recessed lighting and extractor fan.



EXTERIOR FEATURES:

Tarmac driveway leading to side of property. Garden to the rear is fenced in and laid in lawn with paved patio area. Light to side and rear. Shed and tap to rear. Garden to front is laid in lawn.

SPECIAL FEATURES:

- ** Gas Fired Central Heating (Energy Efficient Boiler)
- ** PVC Double Glazed Windows
- ** Excellent Decorative Order
- ** Quiet Cul-De-Sac Location

TENURE:

Freehold

CAPITAL VALUE:

£120,000 (Rates: £1,279,00 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 £180.00 per annum approx. (05.06.26) No restrictions on domestic pets and short/long term lets.**

