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consultation appointment,
please contact
Armstrong Gordon on
028 7083 2000

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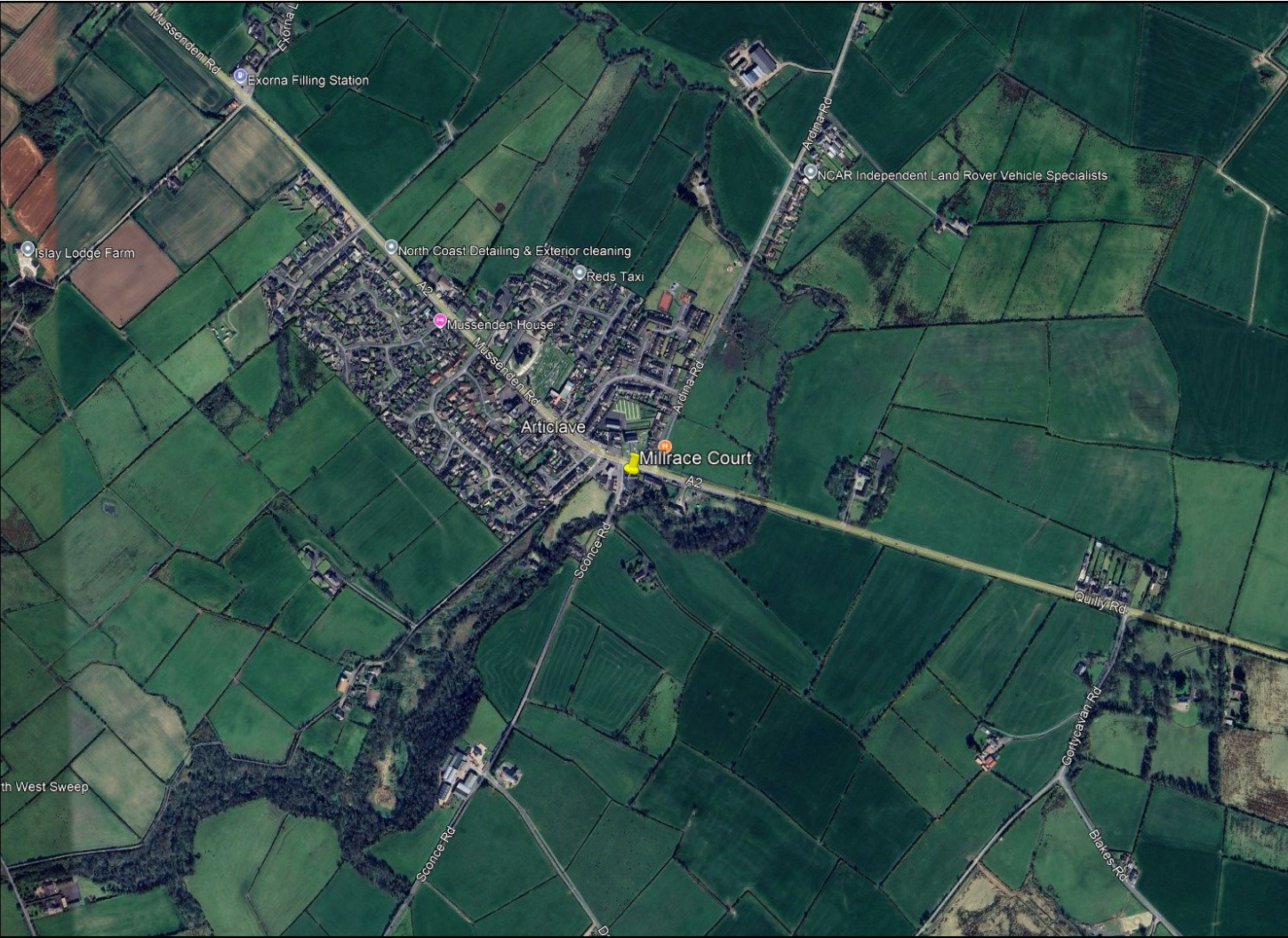
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ARMSTRONG
GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ARTICLAVE

4 Mill Race Court (27 St. Pauls Road)

BT51 4UP

Offers Over £245,000

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We are delighted to offer for sale a superb new development of two bedroom apartments located on the corner of Sconce Road on entering the popular village of Articlave (apartment 4 is first floor). This unique development is situated within proximity to Castlerock Golf Club, Castlerock Beach and the famous Mussenden Temple. These stunning apartments come with a bespoke turnkey finish having the most modern of internal finishes throughout with bespoke contemporary kitchens and shower rooms. Also of particular note is the large enclosed private parking area and very tasteful internal decoration.

Leaving Coleraine heading towards Castlerock on the Quilly Road, you will come to the village of Articlave. Once in the village, Sconce Road will be your first left before the filing station and the development will be located directly on your left hand side. Take your first left into the car park for the development.

ACCOMMODATION COMPRISES:

Entrance Hall:
8'9 wide with tiled floor and under stair storage.

FIRST FLOOR:

Landing:
With recessed lighting and access to roof space.

Open Plan Living/Kitchen/Dining Area:

24'4 x 12'6

Kitchen/Dining Area:

With single drainer stainless steel sink unit set in granite worktop and upstands, high and low level units, Integrated ceramic hob with granite splashback, integrated 'Indesit' oven with stainless steel extractor fan above, integrated fridge freezer and dishwasher, saucepan drawers, island with matching granite worktop and storage and seating below, breakfast bar, integrated corner dining table with bench, under unit lighting, recessed lighting in pelmets, recessed lighting and tiled floor.



Lounge Area:

With recess for TV, recess for electric fire, recessed lighting, tiled floor and partial ocean views.



Utility Room:

With broom cupboard housing electric heating system, plumbed for automatic washing machine, space for tumble dryer, tiled floor and extractor fan. 6'6 x 4'4

Bedroom 1:

With built in open style wardrobes with rails and shelving. 12'0 x 10'6



Bedroom 2:

With built in open style wardrobes with rails and shelving. 11'9 x 10'5



Shower Room:

With white suite comprising w.c., wash hand basin with storage below and tiled splashback, illuminated mirror, fully tiled walk in shower cubicle with electric shower, heated towel rail, recessed lighting, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Private parking to rear of property.

SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Private Parking To Rear
- ** 10 Year Structural Warranty

TENURE:

Leasehold

CAPITAL VALUE:

TBC

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 to be confirmed.**

We advise all purchasers to make themselves aware of any rental and domestic pet restrictions within communal lease before proceeding.

