



FREE INDEPENDENT FINANCIAL ADVICE

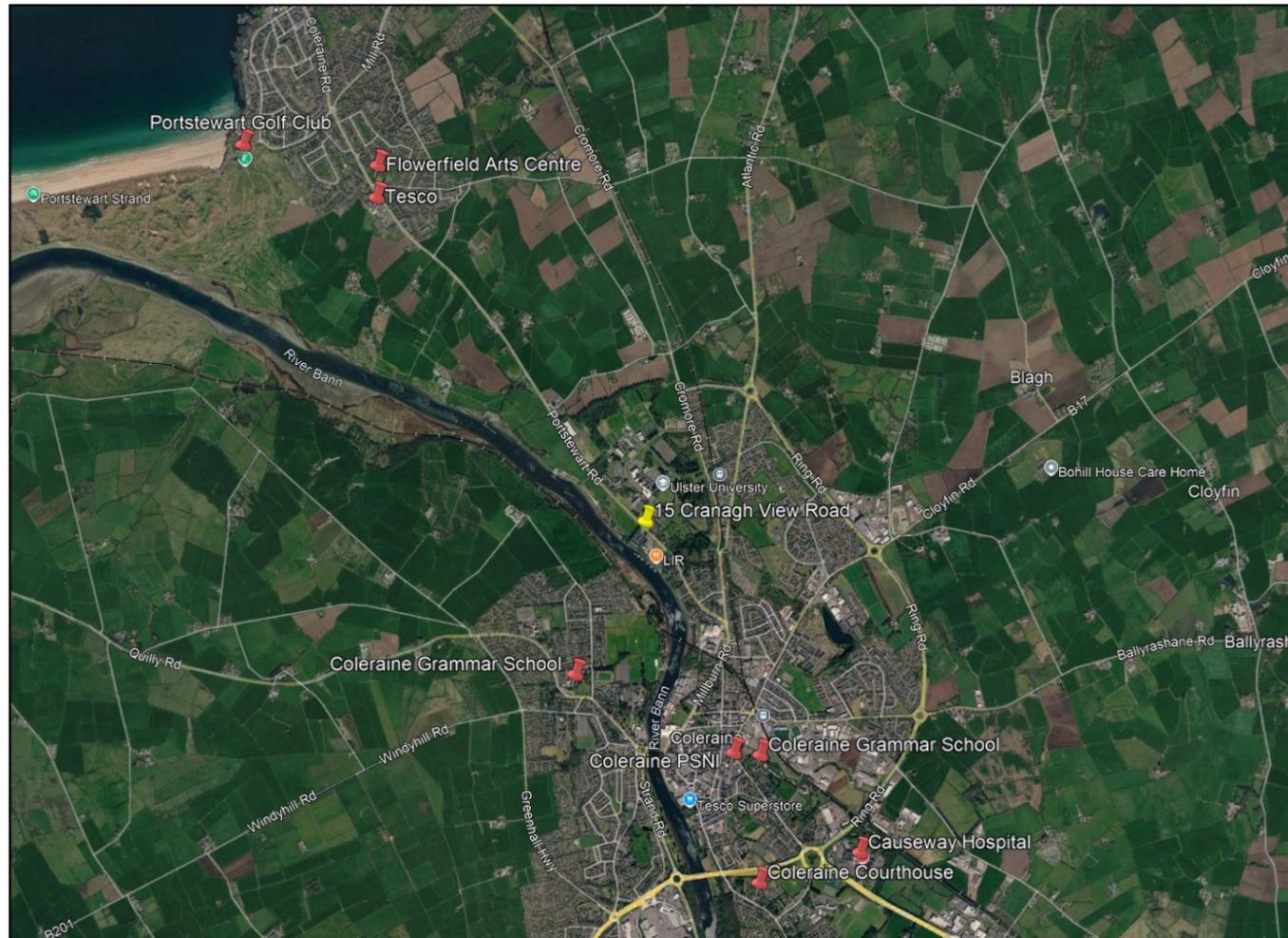
Mortgage Services:
 First Time Buys
 Home Movers
 Remortgaging
 Holiday/ Second Homes
 Holiday Lets
 Buy To Let
 Co-Ownership

Other Financial Services:
 Mortgage Protection
 Life Insurance
 Critical Illness Cover
 Income Protection
 Buildings & Content Insurance
 Landlord Insurance



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

ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COLERAINE

15 Cranagh View Road

BT52 1FE

Offers Over £395,000

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
 www.armstronggordon.com

Located on the edge of Coleraine heading towards Portstewart, this is a truly outstanding four bedroom detached family home which is immaculately presented and has been finished to an exacting standard throughout. Having been constructed only last year (2020) by PK Murphy Developments Ltd, the property itself extends to approximately 1582 sq ft of luxury living space and has been finished to an exceptional finish and specification throughout. Internally the property is both bright and spacious and has been creatively and beautifully presented by the present owner creating a contemporary flow. Located in a development of mainly family residences, the property has been designed with modern themes offering a warm and stylish atmosphere in every room. Externally the property is laid in lawn to front and rear. Location wise, the property is literally next door to the former Coleraine Yacht Club and marina and is within proximity to Portstewart. This is a fantastic and one off opportunity to acquire a fabulous family home of exceptional design and quality all round.

As you leave Coleraine heading towards Portstewart on the Portstewart Road, Crannagh View will be the last development on your left hand side just after the Cloonavin Council offices.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

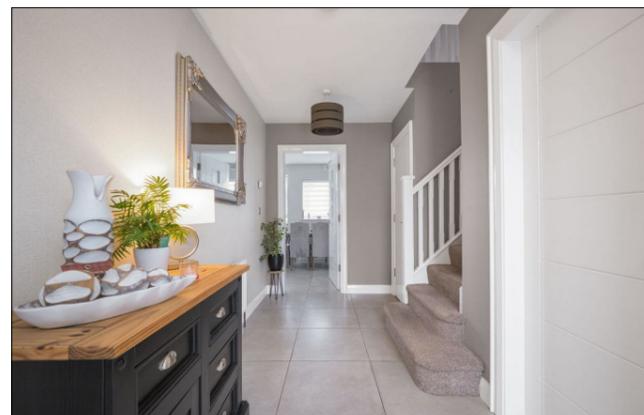
6'0 wide with under stairs storage cupboard, cloaks cupboard and tiled floor.

Separate W.C.:

With wash hand basin with tiled splashback, storage below and illuminated mirror above, recessed lighting, extractor fan and tiled floor.

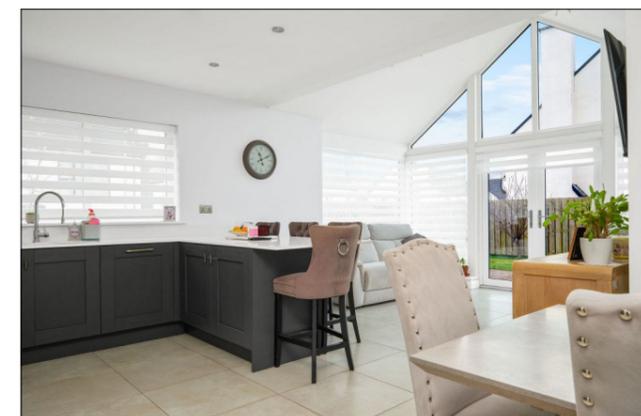
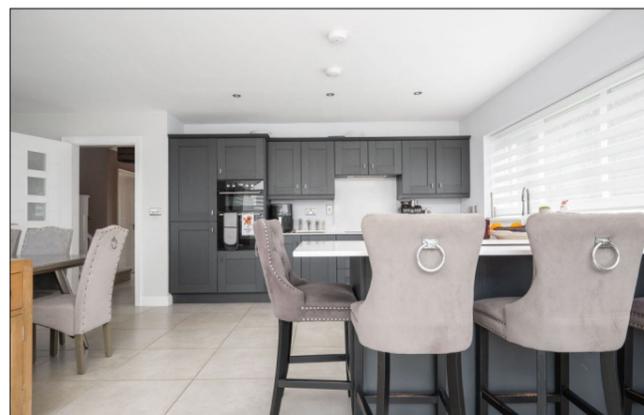
Lounge:

With recessed log burner with granite hearth, wood mantle and laminate wood floor. 16'11 x 15'10



Kitchen/Dining Area:

With undermount bowl and half stainless steel sink unit set in Silestone worktop and upstands, high and low level built in units, integrated 'Hotpoint' double eye level oven, integrated induction hob with Silestone splashback, concealed extractor fan above, integrated fridge freezer and dishwasher, saucepan drawers, breakfast bar with seating below, recessed lighting, tiled floor, feature arch floor to ceiling windows and PVC French doors leading to rear garden. 20'4 x 23'9



Utility Room:

With undermount bowl and half stainless steel sink unit, low level built in units, cupboard housing gas boiler, plumbed for automatic washing machine, space for tumble dryer, extractor fan and tiled floor.



FIRST FLOOR:

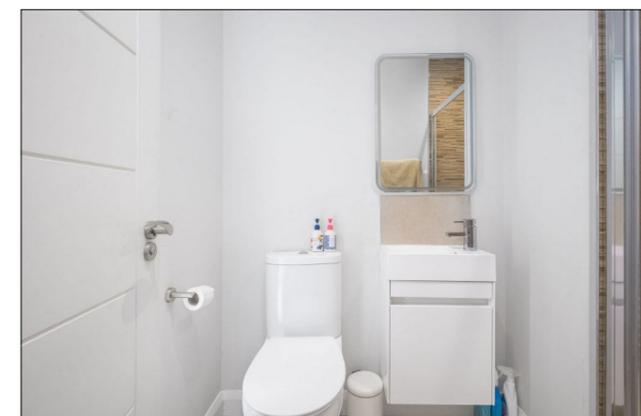
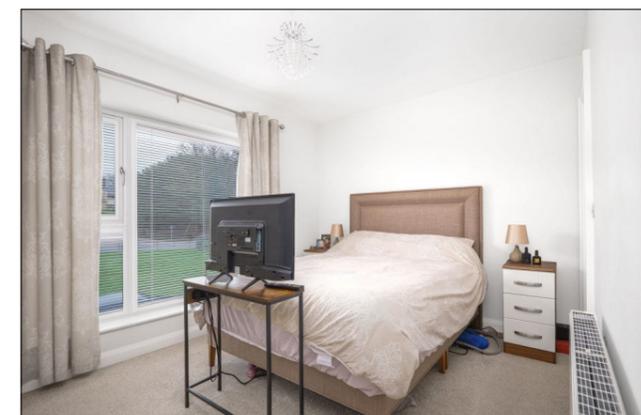
Landing:

With storage cupboard and access to roof space.

Bedroom 1:

12'11 x 9'1

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



Bedroom 2:

13'0 x 9'5



Bedroom 3:

12'10 x 8'2

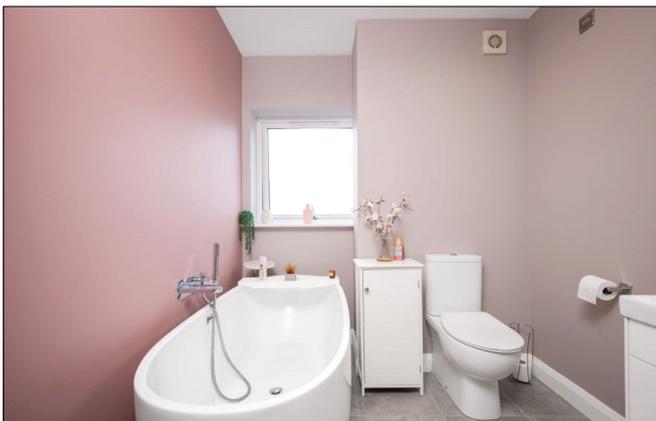


Bedroom 4:

9'6 x 9'1

Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback and storage below, illuminated mirror above, fully tiled walk in shower cubicle with mains rainfall shower head, additional hand shower, freestanding bath with telephone hand shower, heated towel rail, recessed lighting, extractor fan and tiled floor.



EXTERIOR FEATURES:

Garden to rear is laid in lawn and fenced in with extensive paved patio area. Shed to rear. Light to front and rear. Tap to side. Tarmac driveway leading to side of garden. Garden to front is laid in lawn.

SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Stunning Interior Decor
- ** Very Popular Residential Area Adjacent To River Bann

TENURE:

Leasehold

CAPITAL VALUE:

£175,000 (Rates: £1739.00 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £ TBC**



