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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	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLERAINE

15A Willowfield Avenue

BT52 2FS

Offers Over £299,500

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A delightful three bedroom detached house which is immaculately presented and has been finished to an exacting standard throughout. Having just been constructed towards the end of the summer 2025, the property itself extends to approximately 1345 sq ft of luxury living space and has been finished to an exceptional finish and high specification right through with a host of extras. 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 fully enclosed to rear and laid in lawn to side and rear with generous parking to front. Location wise, the property will ensure ease of access to the commuter via main arterial ring road routes to Belfast and Londonderry and offers ease of access to Portstewart and Portrush. This is a fantastic opportunity to acquire a fabulous home of exceptional design and quality all round.

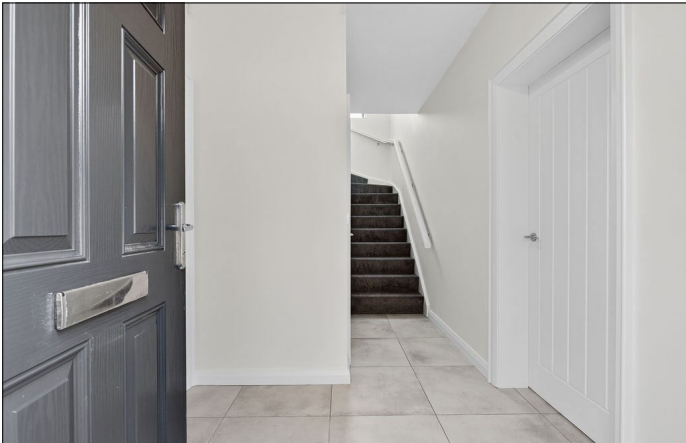
From the Lodge Road roundabout proceed onto the Ring Road and drive straight through the Ballycastle Road roundabout and Bushmills Road roundabout. At the Portrush Road roundabout, also known as the ‘Magic’ roundabout, take your first exit (left) onto Atlantic Road. Take your second right into Willowfield Avenue and follow the road as it bends left. The Willowfield development site will be situated at the end of this road, backing onto the railway tracks.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

6’9 wide with tiled floor.



Separate W:C:

With wash hand basin, black matt mixer tap with tiled splashback, extractor fan and tiled floor.

Lounge:

With media wall, recessed electric fire and recessed lighting. 19’4 x 15’1



Kitchen/Dining Area:

With single drainer black matt sink unit, high and low level units, ‘Silestone’ worktops with upstands, integrated ceramic hob, concealed extractor fan, double eye level oven, integrated fridge freezer and dish washer, saucepan drawers, breakfast bar, gas boiler, recessed lighting, tiled floor and PVC French doors leading to rear garden. 19’8 x 19’3



Utility Room:

With plumbing for automatic washing machine, space for tumble dryer, extractor fan, recessed lighting and tiled floor. 7’5 x 6’9

FIRST FLOOR:

Landing:

With storage cupboard and access to roof space.

Bedroom 1:

13’4 x 11’7 Dressing room off bedroom 1. 12’2 x 7’5

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



Bedroom 2:

10'4 x 10'4



Bedroom 3:

10'4 x 8'8



Bathroom:

With white suite comprising w.c., wash hand basin with storage below and all matt black fittings, fully tiled walk in shower cubicle with rainfall mains shower head, additional telephone hand shower, free standing bath with mixer taps, heated towel rail, fully tiled walls, extractor fan, recessed lighting and tiled floor.



EXTERIOR FEATURES:

Tarmac parking bay to front of property. Extensive garden to rear, fully enclosed and laid in lawn with paved patio area. Lights to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Gas Fired Central Heating— Heatmiser System (Under Floor Heating Throughout)
- ** PVC Double Glazed Windows
- ** Energy Efficient Boiler
- ** £18,000 On Extras For Kitchen
- ** Electric Supply To Rear Of Garden
- ** Extra Paving
- ** Base For Shed
- ** Solar Panels Included In Sale

SPECIAL NOTE:

Please note this property is built as a three bed plus a dressing room and not as per plans currently shown.

