



BANN VIEW PLACE

PORTSTEWART ROAD • COLERAINE

CONTEMPORARY LIVING ON A RIVERBANK SETTING



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River Bann at Sunset



Mountsandel Forest Walk



WELCOME TO BANN VIEW PLACE...

...a small exclusive
development of
undisputed quality

These thoughtfully designed homes overlooking the beautiful River Bann boast an irresistible blend of sophisticated family living surrounded by the tranquility of nature, yet within easy reach of all that Coleraine has to offer.

Whether you are an outdoor or an indoor type, the area around Bann View Place provides countless ways to enjoy your leisure hours.



Coleraine on the River Bann



Coleraine Marina

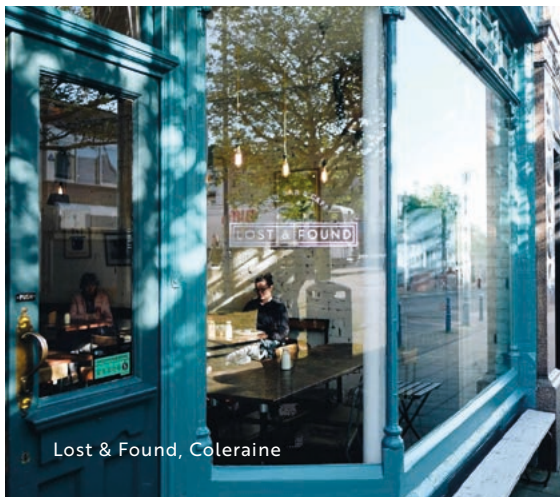


Portstewart - Londonderry Railway Line



The Diamond, Coleraine

One of Northern Ireland's most desirable locations on the North Coast, the Portstewart Road offers breathtaking views onto the River Bann coupled with easy access to Coleraine town and an excellent range of shopping and local amenities. Watersports feature year round on the Bann at the nearby Crannagh Activity Centre and for golfers, the renowned links courses at Portstewart and Portrush are some of the best in the world. Coleraine Mini Rugby, Coleraine Football Club and the local leisure centre are also within a 2 mile radius.



Lost & Found, Coleraine



Coleraine Grammar School



Watersports on the River Bann

Coleraine is a vibrant shopping town offering an eclectic range of independent artisan and craft outlets alongside high-street retail names. Combine these with the famous Moore's of Coleraine and the Diamond Shopping Centre and you have everything you'll need for convenient modern living on your doorstep.

A short drive and you'll be spoilt for choice when it comes to historical and national trust sites with Mussenden Temple, Dunluce Castle, Portstewart Strand and the Giant's Causeway all within half an hour.



Coleraine RFC Mini Rugby



LOCATION MAP

- NOT TO SCALE -



DEVELOPMENT LAYOUT

- NOT TO SCALE -



THE BROWNLOW (B)



THE ALEXANDER (A)



THE BINNIE (B1)

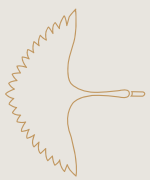


THE CARNROE (C)

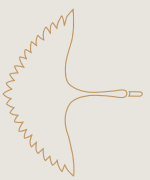


THE OTTLEY (D)

WELL CONNECTED
SCHOOLS / COLLEGES
AND LOCAL ATTRACTIONS



Millburn Primary School	Ballysally Primary School	Coleraine Grammar School	DH Christie Memorial Primary School	Loreto College
1.0 mile	1.8 miles	1.9 miles	2.1 miles	2.2 miles



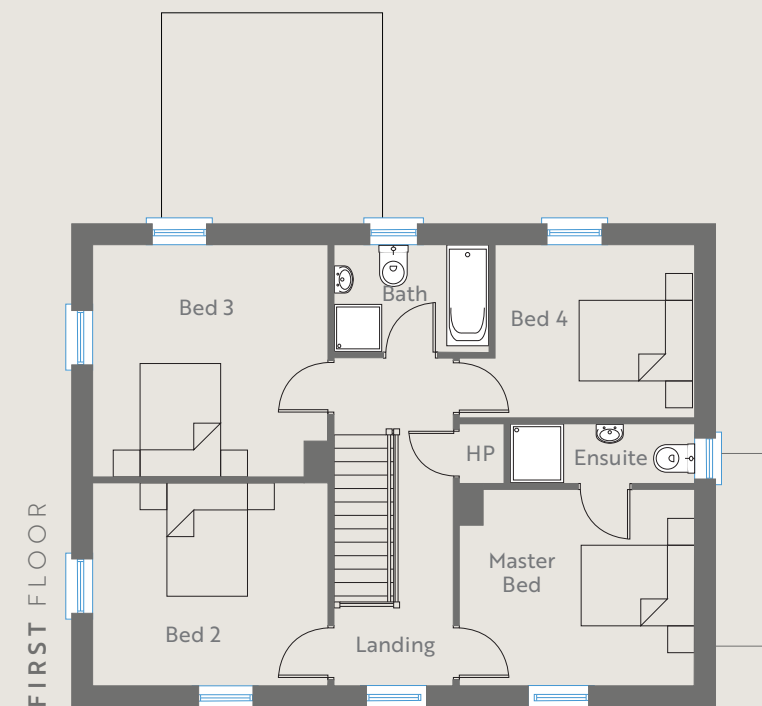
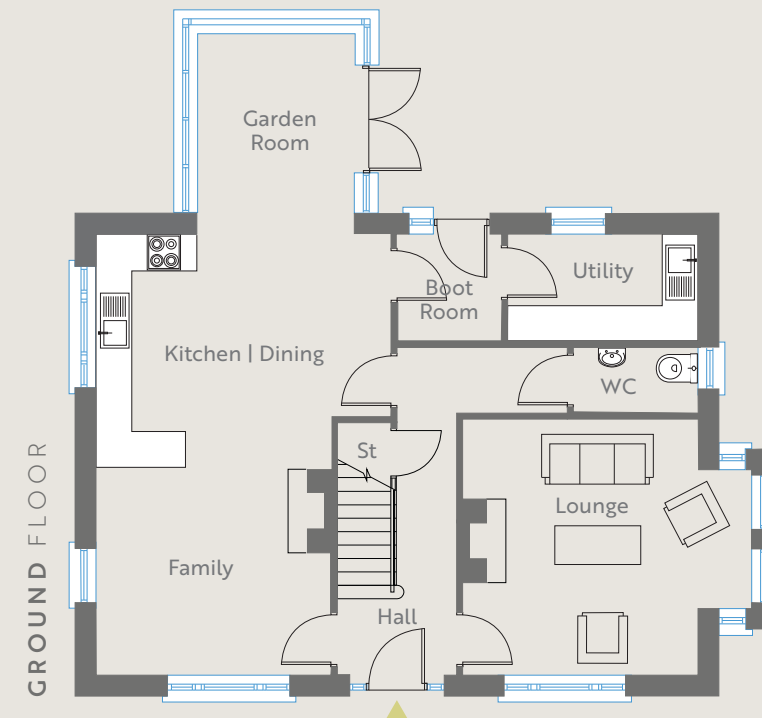
The Diamond Town Centre	Coleraine Train Station	Diamond Shopping Centre	Coleraine Football Club	Tesco Superstore	Ulster University	Coleraine Leisure Centre	Coleraine Rugby Club	Causeway Hospital
1.2 miles	1.2 miles	1.3 miles	1.3 miles	1.6 miles	1.6 miles	2.0 miles	2.8 miles	3.0 miles



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THE BROWNLOW (B) • 4 BEDROOM DETACHED

SITE 1, TOTAL FLOOR AREA: 1810 sq ft inc. Garden Room



FIRST FLOOR

GROUND FLOOR

Entrance Hall	
Lounge (into bay)	
ft 15'10" x 14'1"	m 4.84 x 4.29
Family	
ft 14'2" x 12'10"	m 4.33 x 3.94
Kitchen / Dining	
ft 16'2" x 10'1"	m 4.94 x 3.06
Garden Room	
ft 9'10" x 8'8"	m 3.00 x 2.64
Utility	
ft 10'6" x 5'10"	m 3.19 x 1.80
WC	
ft 6'10" x 3'6"	m 2.09 x 1.10

FIRST FLOOR

Master Bedroom	
ft 12'11" x 10'9"	m 3.94 x 3.29
Ensuite	
ft 10'3" x 3'4"	m 3.09 x 1.00
Bedroom 2	
ft 12'11" x 11'3"	m 3.94 x 3.40
Bedroom 3	
ft 12'11" x 12'9"	m 3.94 x 3.89
Bedroom 4	
ft 10'11" x 9'6"	m 3.34 x 2.90
Bathroom	
ft 8'7" x 5'9"	m 2.60 x 1.80

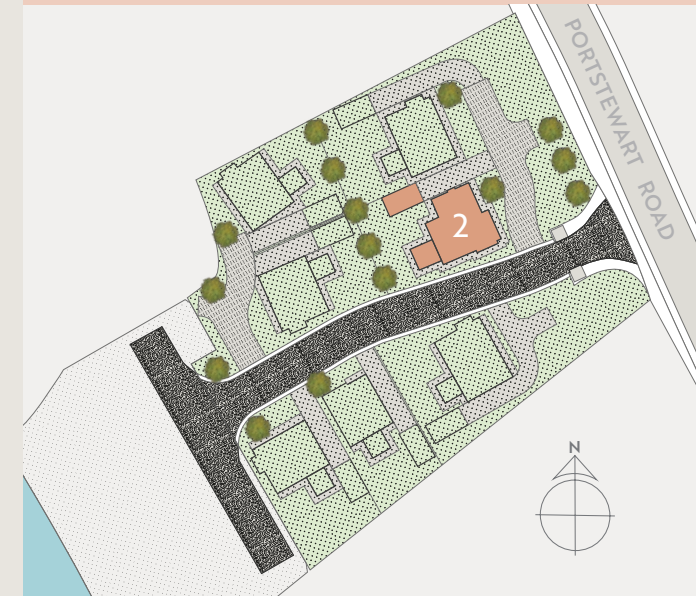
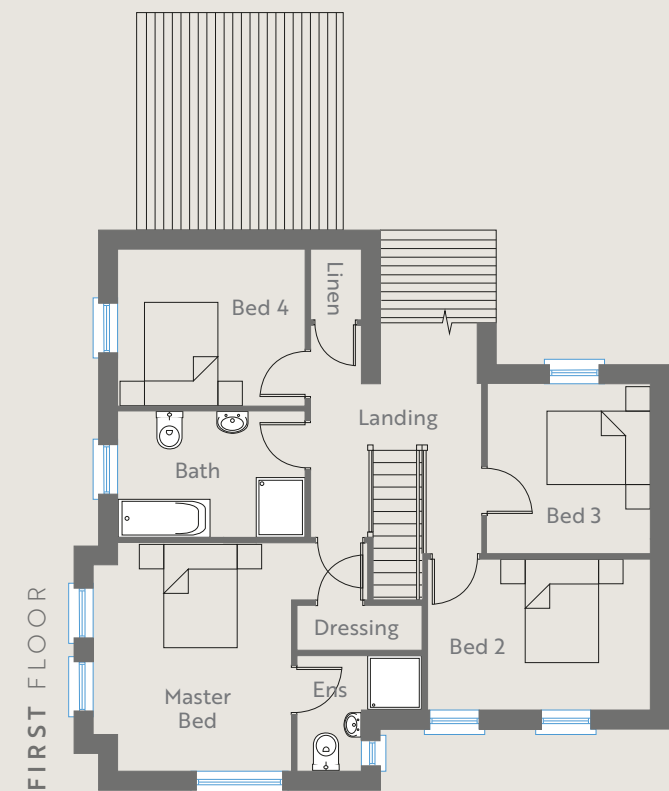
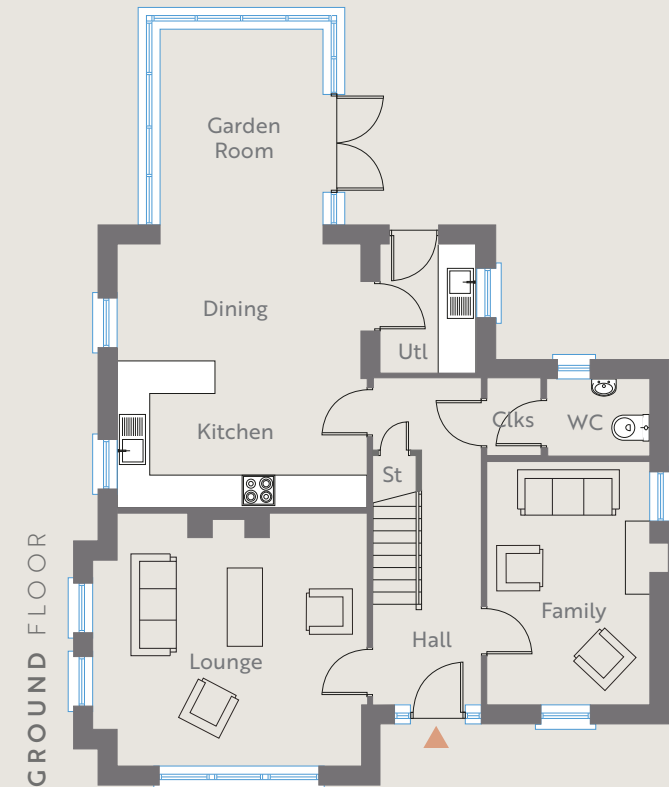




BANN VIEW PLACE
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THE ALEXANDER (A) • 4 BEDROOM DETACHED

SITE 2, TOTAL FLOOR AREA: 1830 sq ft inc. Garden Room



GROUND FLOOR

Entrance Hall

Lounge (into bay)

ft 16'3" x 15'3" m 4.93 x 4.64

Family

ft 14'8" x 9'10" m 4.47 x 3.00

Kitchen / Dining

ft 15'10" x 14'8" m 4.85 x 4.48

Garden Room

ft 11'9" x 9'9" m 3.60 x 2.99

Utility

ft 6'11" x 5'10" m 2.12 x 1.78

Cloaks

ft 4'8" x 3'3" m 1.42 x 1.00

WC

ft 6'3" x 4'8" m 1.90 x 1.42

FIRST FLOOR

Master Bedroom

ft 13'9" x 12'4" m 4.19 x 3.75

Ensuite (max)

ft 7'7" x 6'11" m 2.30 x 2.12

Dressing

ft 7'6" x 2'10" m 2.30 x 0.82

Bedroom 2

ft 13'6" x 9'2" m 4.10 x 2.77

Bedroom 3

ft 10'4" x 9'10" m 3.12 x 3.00

Bedroom 4

ft 11'3" x 9'5" m 3.45 x 2.90

Bathroom

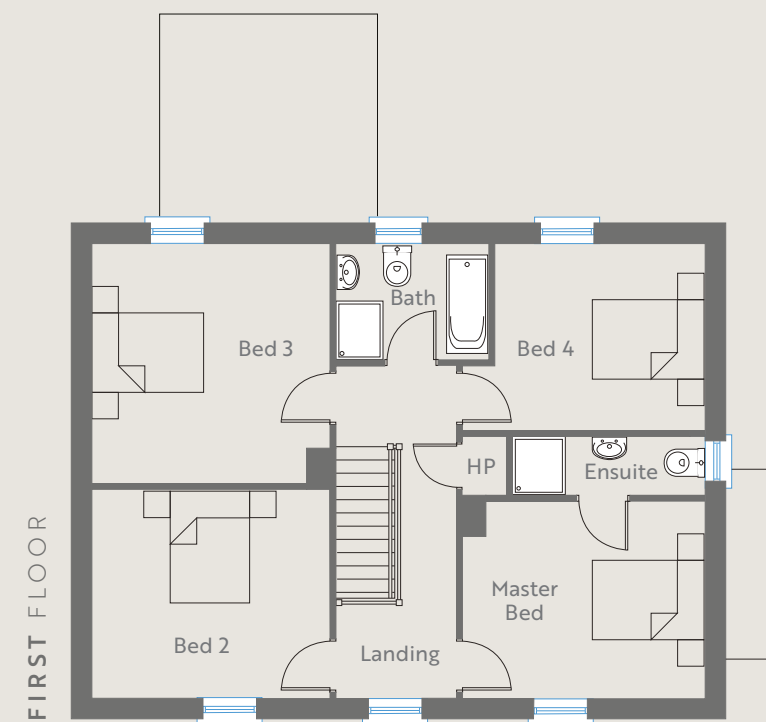
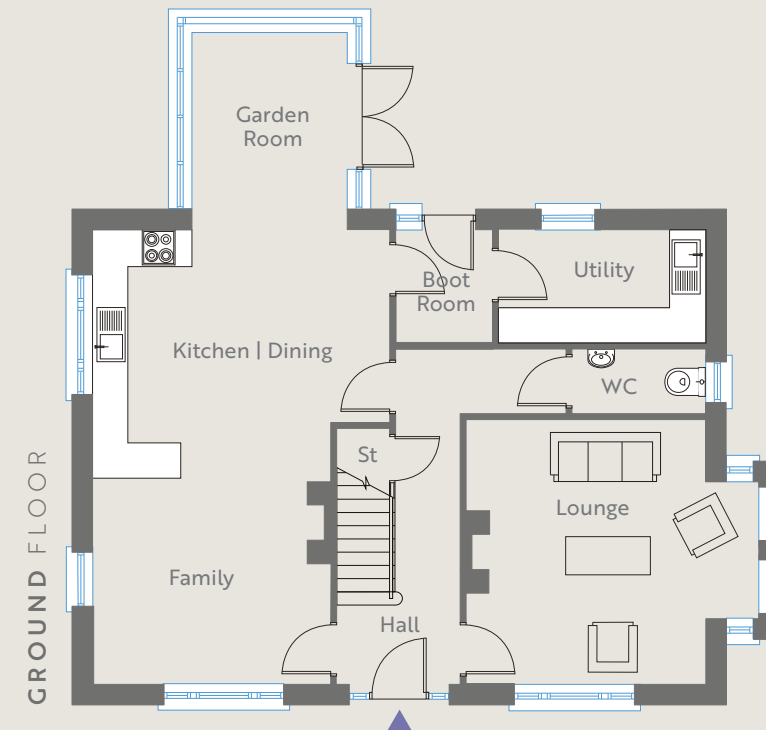
ft 11'3" x 7'6" m 3.45 x 2.30



BANN VIEW PLACE
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THE BINNIE (B1) • 4 BEDROOM DETACHED

SITE 5, TOTAL FLOOR AREA: 1810 sq ft inc. Garden Room



GROUND FLOOR

Entrance Hall

Lounge (into bay)

ft 16'3" x 14'8" m 4.97 x 4.48

Kitchen / Dining

ft 16'7" x 10'8" m 5.05 x 3.27

Family

ft 14'7" x 13'4" m 4.45 x 4.05

Garden Room

ft 9'10" x 8'8" m 3.00 x 2.64

Utility

ft 11'6" x 6'4" m 3.52 x 1.92

WC

ft 7'6" x 3'6" m 2.27 x 1.10

FIRST FLOOR

Master Bedroom

ft 13'6" x 10'11" m 4.12 x 3.35

Ensuite

ft 10'8" x 3'4" m 3.27 x 1.00

Bedroom 2

ft 13'4" x 11'7" m 4.05 x 3.55

Bedroom 3

ft 13'5" x 13'4" m 4.07 x 4.05

Bedroom 4

ft 11'7" x 10'5" m 3.57 x 3.17

Bathroom

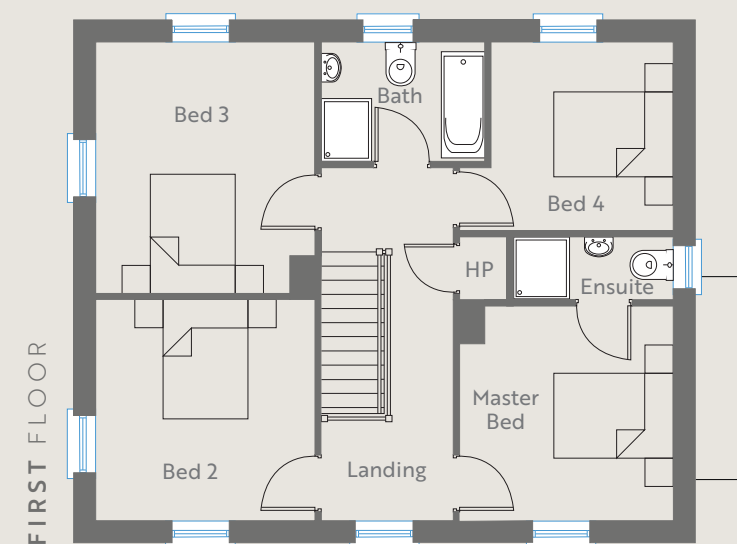
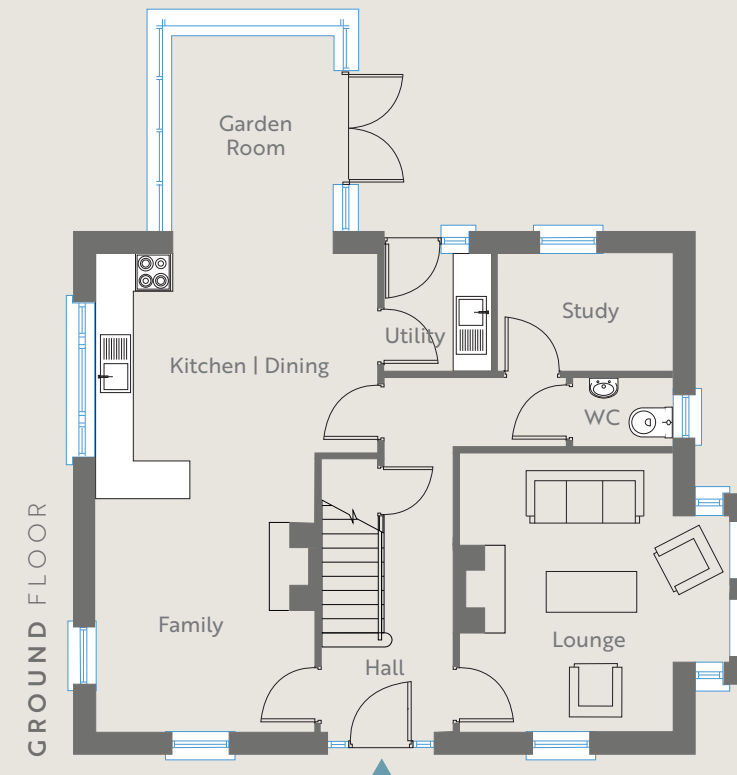
ft 8'5" x 6'6" m 2.60 x 1.97



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THE CARNROE (C) • 4 BEDROOM DETACHED

SITE 3, 4 & 7, TOTAL FLOOR AREA: 1600 sq ft inc. Garden Room



NOTE: Site 3 is a handed version of these plans



GROUND FLOOR

Entrance Hall

Lounge (into bay)

ft 14'7" x 14'2" m 4.43 x 4.30

Kitchen / Dining

ft 14'8" x 10'5" m 4.48 x 3.16

Family

ft 14'10" x 11'6" m 4.54 x 3.49

Garden Room

ft 10'4" x 8'5" m 3.13 x 2.55

Utility

ft 6'3" x 5'7" m 1.87 x 1.70

Study

ft 9'3" x 6'3" m 2.80 x 1.87

WC

ft 5'3" x 3'6" m 1.60 x 1.10

FIRST FLOOR

Master Bedroom

ft 11'3" x 11'3" m 3.41 x 3.40

Ensuite

ft 8'5" x 3'4" m 2.55 x 1.00

Bedroom 2

ft 11'5" x 11'6" m 3.51 x 3.49

Bedroom 3

ft 13'2" x 11'5" m 4.00 x 3.49

Bedroom 4

ft 9'10" x 9'5" m 3.00 x 2.90

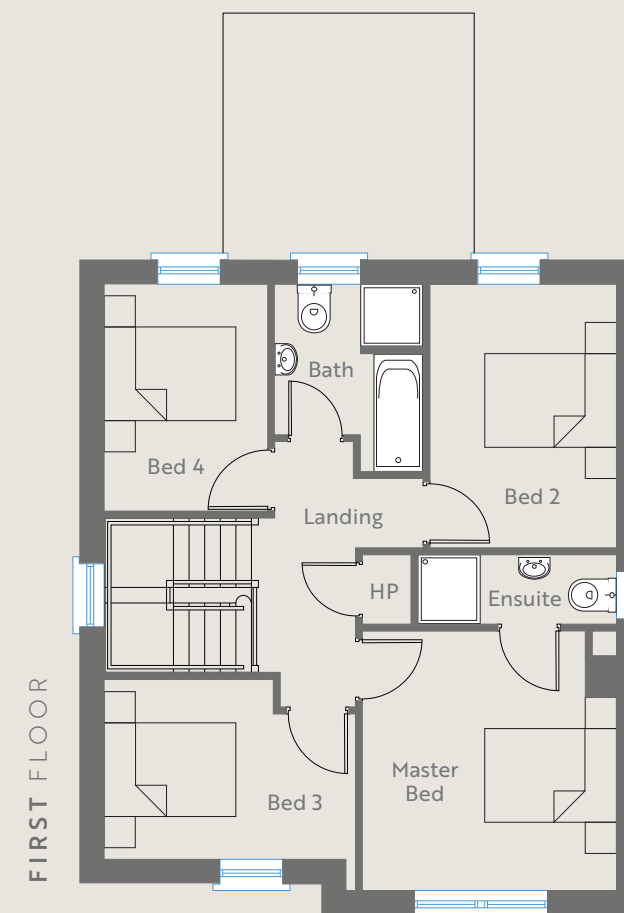
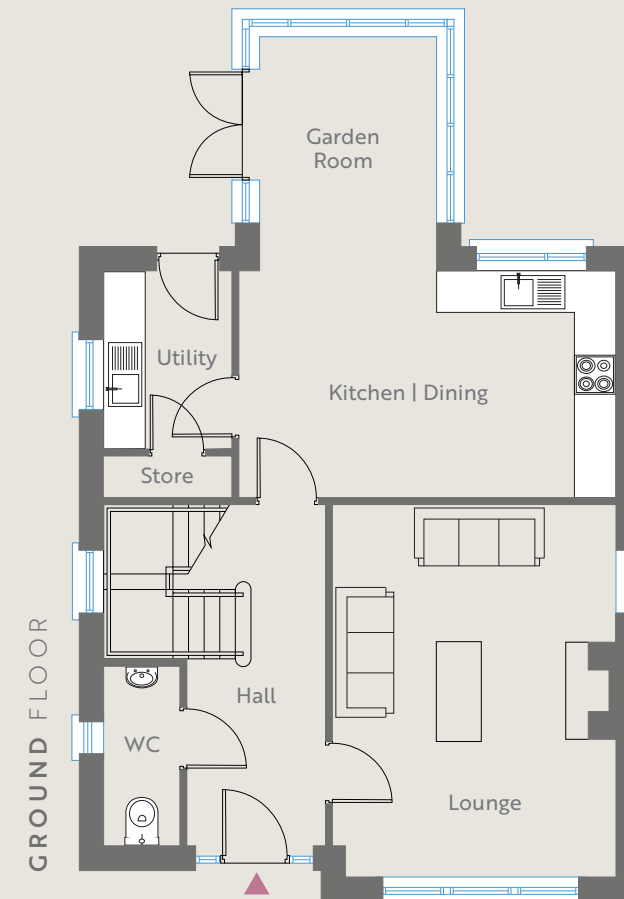
Bathroom

ft 8'6" x 6'3" m 2.60 x 1.90



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THE OTTLEY (D) • 4 BEDROOM DETACHED
SITE 6, TOTAL FLOOR AREA: 1450 sq ft inc. Garden Room



GROUND FLOOR

Entrance Hall

Lounge

ft 17'6" x 12'9" m 5.37 x 3.90

Kitchen / Dining

ft 17'2" x 10'8" m 5.20 x 3.27

Garden Room

ft 9'10" x 8'5" m 3.02 x 2.55

Utility

ft 8'5" x 6'3" m 2.57 x 1.90

Store

ft 6'3" x 1'10" m 1.90 x 0.60

WC

ft 8'6" x 3'6" m 2.59 x 1.10

FIRST FLOOR

Master Bedroom

ft 12'4" x 12'0" m 3.74 x 3.66

Ensuite

ft 9'5" x 3'4" m 2.86 x 1.00

Bedroom 2

ft 12'6" x 8'10" m 3.80 x 2.69

Bedroom 3 (max)

ft 11'10" x 8'6" m 3.61 x 2.59

Bedroom 4

ft 10'8" x 7'8" m 3.27 x 2.36

Bathroom (max)

ft 9'3" x 7'1" m 2.79 x 2.14

STUNNING SPECIFICATION

GENERAL FEATURES

- Highly energy efficient home (B rating EPC)
- Gas high efficiency boiler with thermostatically controlled radiators
- UPVC triple glazed windows
- Internal doors: prefinished oak with chrome handles
- Internal walls, woodwork, ceilings painted in neutral colours throughout
- Choice of carpet from range with underlay to lounge, stairs, landing and bedrooms, wood finish flooring to hallway (option of tiling from range at additional cost)
- Fitted wood burning stove
- Extensive electrical specification to include prewire for intruder alarm (can be fitted at additional cost). BT and Sky plus, USB charging points, down lighters to kitchen area, bathroom and en-suite
- Mains supply smoke, heat and carbon monoxide detectors

KITCHEN

- Choice of soft closing doors and drawers, worktop, matching upstand & handle to kitchen and utility area
- Under unit lighting to kitchen units
- Appliances to include gas hob, extractor hood, oven, integrated fridge freezer and dishwasher

BATHROOM, EN-SUITE & WC

- Contemporary white sanitary ware including vanity unit to downstairs WC, en-suite and bathroom
- Thermostatically controlled shower in shower cubicles
- Heated towel rails
- Soft close toilet seat and cover

TILING

- Choice of floor tiling from range to hall (as option), kitchen/dining areas, utility, WC, bathroom and en-suite
- Choice of wall tiling from range; tiling surround to WC vanity unit, en-suite and bathroom vanity units
- Fully tiled shower cubicles and tiling to bath area

EXTERNAL FEATURES

- External lighting to front and rear doors
- Option of outside water tap at additional cost
- Low maintenance finishes including: self coloured render or traditional brick with rendered features depending on house type and site position
- Composite front and rear doors
- Seamless aluminium guttering and PVC downpipes
- Front and rear gardens turfed (as applicable)
- Bitmac parking areas and footpaths
- Complementary communal landscaping
- Close boarded timber fencing to boundaries with parkland fencing to selected areas

WARRANTY

- 10 year structural defect insurance by ICW- International Construction Warranties



This Kitchen CGI is for illustration purposes only. Kitchen island will be an optional extra

A SUPERB BLEND OF CONTEMPORARY
AND CLASSICAL IN A PERFECTLY
LOCATED CORNER OF COLERAINE



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This CGI is for illustration purposes only



mcafee

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