

ST PAULS PLACE



ARTICLAVE | EST. 2023

## ST PAULS PLACE, ARTICLAVE, CASTLEROCK

- NEW DEVELOPMENT OF No. 4 HOMES
- 2 THREE BEDROOM DETACHED HOUSES
- 2 THREE BED SEMI DETACHED HOUSES
- KITCHENS AND BATHROOMS INCLUDED
- LARGE GARDENS—SOILED AND SEEDED
- CLOSE TO SEASIDE

**FROM £235,000**

# SPECIFICATION + ACCOMMODATION



## FEATURES-DETACHED

- 3 bedrooms, living room, kitchen/dining/sunroom, downstairs WC, bathroom, utility
- Full turnkey finish
- High energy efficiency rating
- Extremely high quality fixtures and fittings
- Feature curved wall in dining area
- Large south facing rear garden
- Oil fired central heating system (Controlled by app)
- Double glazed windows in uPVC frames
- Pressurised water system
- Ideal holiday home
- Located in a quiet boutique development of only four homes
- A short drive to Downhill, Castlerock and Coleraine
- Walking distance to shops, church, pub etc

## FEATURES-SEMI-DETACHED

- 3 bedrooms, open plan living dining kitchen, shower room, bathroom, utility
- Would suit an elderly person with its ground floor bedroom and shower room
- High energy efficiency rating
- Full turnkey finish
- Extremely high quality fixtures and fittings
- Fitted wardrobes to bedrooms
- Oil fired central heating system (Controlled by App)
- Pressurised water system
- Double glazed windows in uPVC frames
- Ideal holiday home
- Located in a quiet boutique development of only four homes
- A short drive to Downhill, Castlerock and Coleraine
- Walking distance to shops, church, pub etc
- 10 Year Global Homes Warranty.





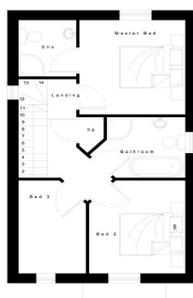
## AVAILABILITY

No.	TYPE	BEDROOMS	PRICE
No 1	Semi -Detached	3	£235,000
No 2	Detached	3	£275,000
No 3	Semi-Detached	3	SOLD
No 4	Detached	3	£275,000

### Detached

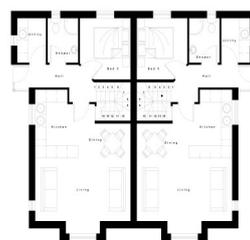


Ground Floor

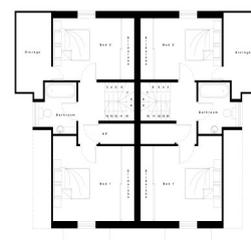


First Floor

### Semi Detached



Ground Floor



First Floor



Regulated by RICS



### ADDITIONAL INFORMATION

**BUILDERS WARRANTY: TBC**

**TENURE: Freehold**

**ANNUAL RATES: TBC**

**ANNUAL MANAGEMENT FEE: TBC**

### BOOKING TERMS

To reserve a property a signed booking contract together with a non-refundable booking deposit of £1,000 is required made payable to "Philip Tweedie & Company".

Contract to be signed within 8 weeks of the booking date together with a balance made up to 10% of purchase price.

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser 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; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.