



# Crannagh View

PORTSTEWART ROAD, COLERAINE

THE NEXT WAVE OF WATERFRONT LIVING



LIVE AT CRANNAGH VIEW  
AND EMBRACE  
A WATERFRONT LIFESTYLE

  
Crannagh View  
PORTSTEWART ROAD, COLERAINE

Crannagh View is a one-off waterside development comprising a mix of spacious and light-filled, three and four bedroom detached and semi-detached homes. Beautifully landscaped with access to large green spaces and the River Bann as a backdrop, this development makes the most of its unique riverside positioning with the inclusion of a securely gated jetty, perfect for warm summer evenings.





Conveniently located between Coleraine and Portstewart, there is an abundance of amenities and activities within close proximity.

Crannagh View is 5 minutes drive from the vibrant Coleraine town centre and close to many of the north coast's famous landmarks including the stunning Portstewart Strand and Giant's Causeway.

Renowned eateries such as Harry's Shack at Portstewart Strand and the Ramore in Portrush are a short drive away, award winning live theatre is within walking distance at the Riverside Theatre and the opportunity for watersports is on your doorstep at the Edge Watersports Activity Centre.

Moreover, there is an excellent bus service on the Portstewart Road offering a speedy commute to Coleraine and neighbouring towns, and direct road and rail connections to Belfast and Londonderry.



Coleraine Town Centre



Coleraine Town Hall



Coleraine Marina

THE NEXT WAVE OF WATERFRONT LIVING

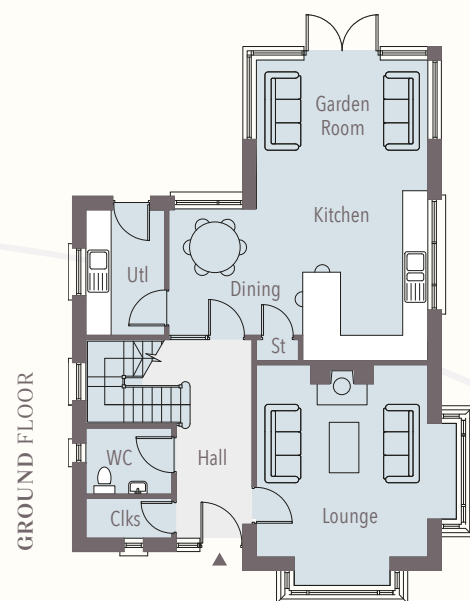




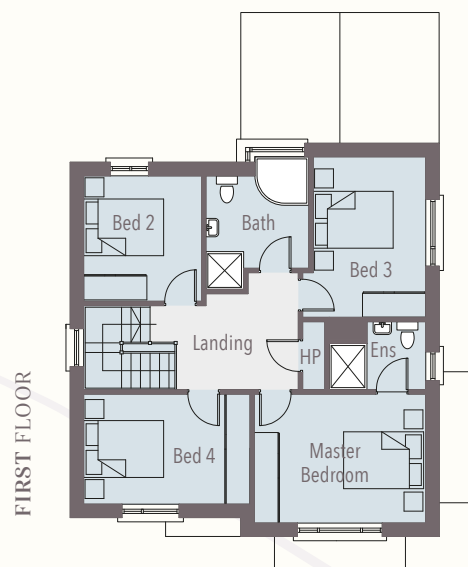


## THE ADMIRAL SITES 1 | 3 | 8 | 9

4 bedroom detached family home. Total floor area: 1612 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	14'9" x 13'2"	4.53 x 4.01
Kitchen   Dining	20'2" x 11'9"	6.16 x 3.64
Garden Room	13'2" x 10'4"	4.01 x 3.15
Utility	9'6" x 5'9"	2.94 x 1.80

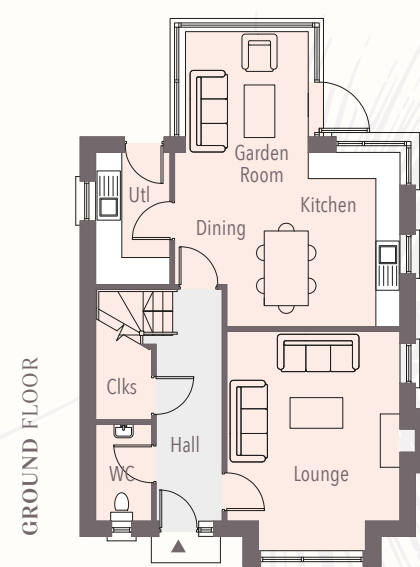


FIRST FLOOR	Ft	M
Master Bedroom	13'2" x 9'8"	4.01 x 2.98
Ensuite	??'?" x 4'8"	??'?" x 1.45
Bedroom 2	9'6" x 9'2"	2.94 x 2.80
Bedroom 3	13'1" x 9'6"	3.99 x 2.91
Bedroom 4	12'10" x 8'8"	3.95 x 2.58
Bathroom	9'6" x 7'1"	2.94 x 2.15

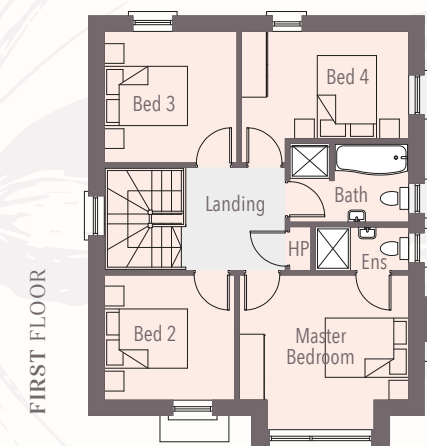


## THE BEAUFORT SITES 2 | 6 | 7 |

4 bedroom detached family home. Total floor area: 1374 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	16'4" x 12'5"	5.00 x 3.81
Kitchen   Dining	16'5" x 13'0"	5.02 x 3.97
Garden Room	9'1" x 7'7"	2.77 x 2.35
Utility	9'6" x 5'10"	2.93 x 1.81



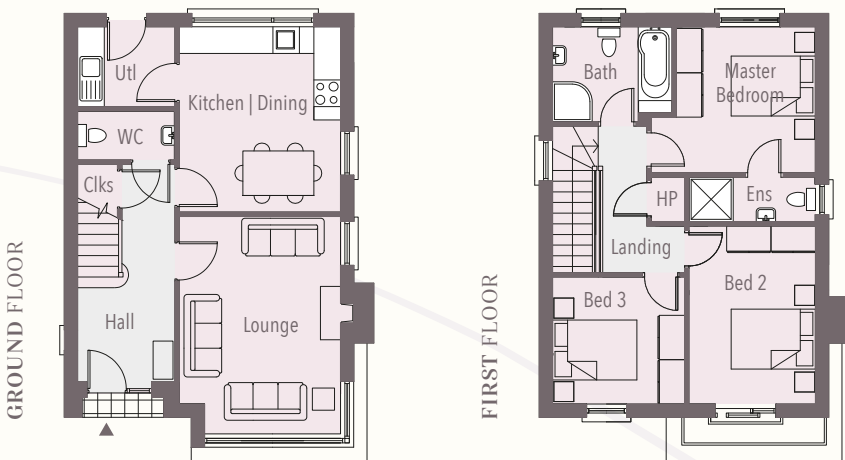
FIRST FLOOR	Ft	M
Master Bedroom	12'5" x 11'8"	3.81 x 3.61
Ensuite	6'9" x 3'3"	2.10 x 1.00
Bedroom 2	9'9" x 9'6"	3.02 x 2.93
Bedroom 3	9'9" x 9'6"	3.02 x 2.93
Bedroom 4	12'5" x 7'7"	3.81 x 2.35
Bathroom	8'9" x 5'9"	2.70 x 1.81





# THE CLIPPER SITE 22

3 bedroom detached family home. Total floor area: 1094 sq ft



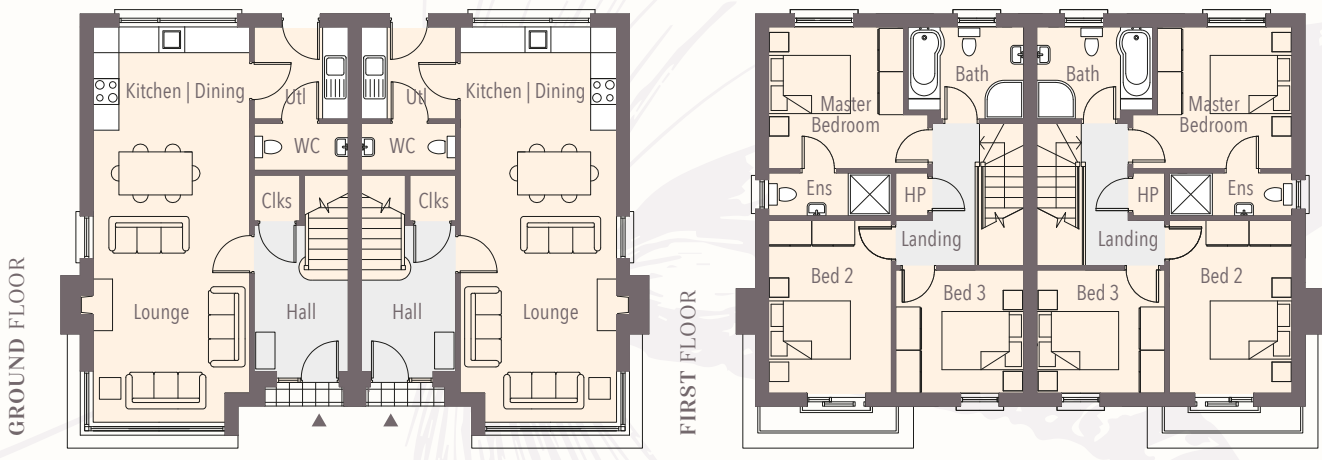
GROUND FLOOR	Ft	M
Entrance Hall, separate Cloakroom		
Lounge	15'8" x 11'6"	4.82 x 3.53
Kitchen   Dining	13'6" x 11'6"	4.15 x 3.53
Utility	??'?" x ??'?"	?? x ??
WC	??'?" x ??'?"	?? x ??

FIRST FLOOR	Ft	M
Master Bedroom	10'4" x 9'9"	3.18 x 3.03
Ensuite	9'2" x 3'3"	2.80 x 1.00
Bedroom 2	13'2" x 9'2"	4.01 x 2.80
Bedroom 3	9'6" x 9'4"	2.92 x 2.86
Bathroom	8'8" x 7'1"	2.69 x 2.14



# THE DORY SITES 4 | 5 | 10 | 11 | 12 | 13 | 23 | 24

4 bedroom detached family home. Total floor area: 1094 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate Cloakroom		
Lounge	15'8" x 11'6"	4.82 x 3.53
Kitchen   Dining	13'6" x 11'6"	4.15 x 3.53
Utility	7'2" x 5'9"	2.19 x 1.80
WC	??'?" x ??'?"	?? x ??

FIRST FLOOR	Ft	M
Master Bedroom	10'4" x 9'9"	3.18 x 3.03
Ensuite	9'2" x 3'3"	2.80 x 1.00
Bedroom 2	13'2" x 9'2"	4.01 x 2.80
Bedroom 3	9'6" x 9'4"	2.92 x 2.86
Bathroom	8'8" x 7'1"	2.69 x 2.14



EXPERIENCE A SHIMMERING  
BACKDROP. THE PERFECT SETTING  
TO UNWIND AT THE WATERS EDGE

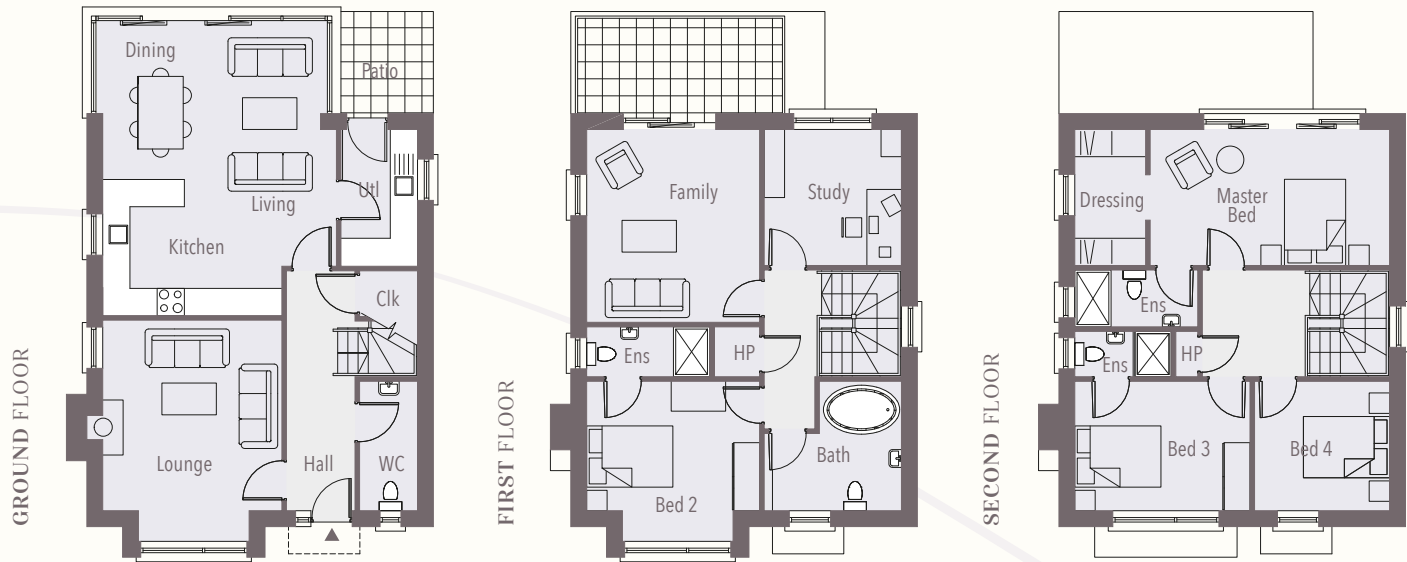






# THE ENSIGN SITES 14 | 21

4 bedroom detached family home. Total floor area: 2030 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	13'8" x 12'4"	4.20 x 3.77
Kitchen   Dine   Liv	20'10" x 16'9"	6.40 x 5.15
Utility	9'7" x 5'5"	2.97 x 1.68

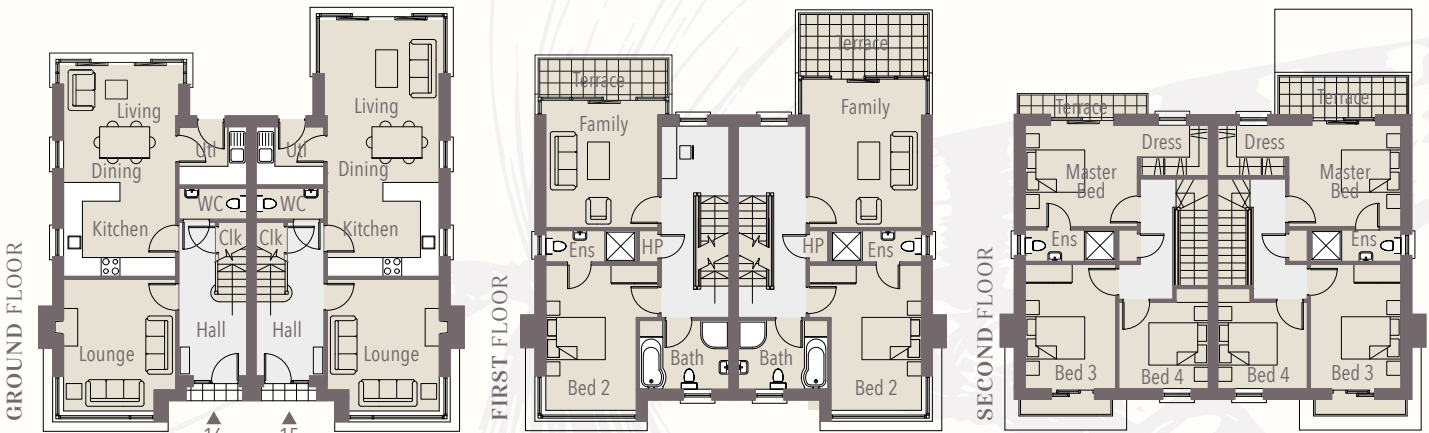
FIRST FLOOR	Ft	M
Family	13'9" x 12'5"	4.25 x 3.81
Study	9'9" x 9'9"	3.02 x 3.01
Bedroom 2	12'5" x 9'3"	3.81 x 2.85
Ensuite	9'2" x 3'3"	2.79 x 1.00
Bathroom	9'9" x 9'3"	3.02 x 2.85

SECOND FLOOR	Ft	M
Master Bedroom	17'5" x 9'9"	5.34 x 3.01
Dressing	9'9" x 4'9"	3.01 x 1.50
Ensuite	8'9" x 4'1"	2.71 x 1.23
Bedroom 3	12'5" x 9'3"	3.81 x 2.85
Ensuite	6'10" x 3'3"	2.12 x 1.00
Bedroom 4	9'9" x 9'3"	3.02 x 2.85



# THE FLEMISH (F) SITES 15 | 16 | 17 | 18 | 19 | 20

4 bedroom semi detached family home.  
Site No.16 Total floor area: 1720 sq ft. Site Nos.15 | 17 | 18 | 19 | 20 Total floor area: 1800 sq ft.



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	??'?" x ??'?"	3.56 x 3.52
*Kitchen   Dine   Liv	??'?" x ??'?"	??'?" x ??'?"
Utility	??'?" x ??'?"	2.07 x 1.86

\* THE FLEMISH - Site No.16  
Kitchen | Dine | Liv.....22'1"x 11'7" 6.73 x 3.56

FIRST FLOOR	Ft	M
*Family	??'?" x ??'?"	??'?" x ??'?"
Bedroom 2	15'2" x 11'7"	4.63 x 3.56
Ensuite	9'5" x 3'3"	2.89 x 1.00
Bathroom	8'10" x 5'9"	2.74 x 1.80

\* THE FLEMISH - Site No.16  
Family .....13'8"x 11'7" 4.05 x 3.56

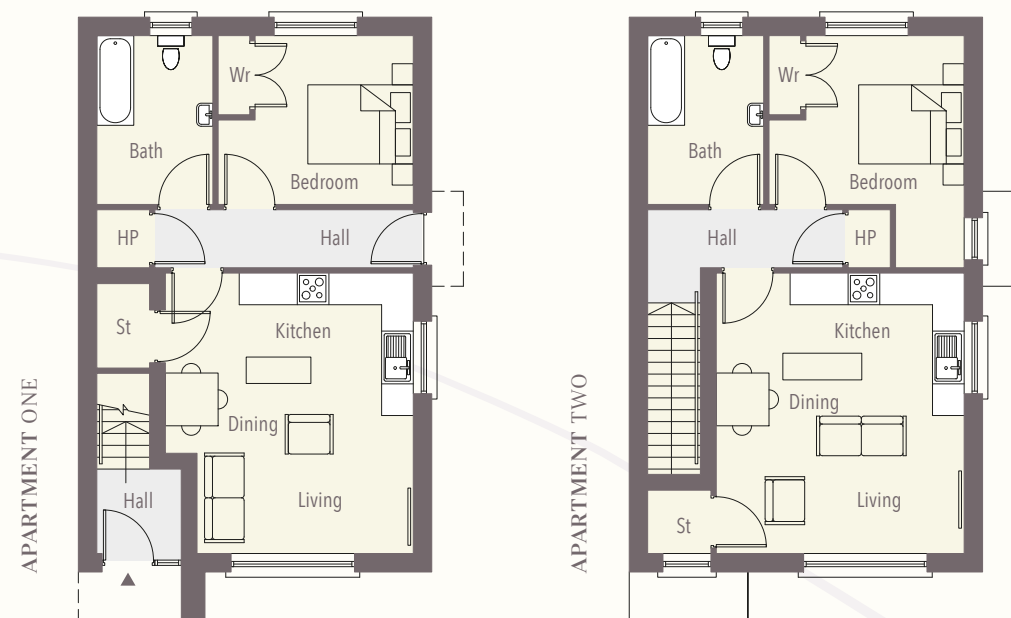
SECOND FLOOR	Ft	M
Master Bedroom	11'7" x 10'6"	3.56 x 3.24
Dressing	7'2" x 5'2"	2.18 x 1.59
Ensuite	9'5" x 3'3"	2.89 x 1.00
Bedroom 3	12'10" x 9'5"	3.96 x 2.89
Bedroom 4	9'4" x 9'1"	2.86 x 2.75





## THE GALLEON SITES 29 | 30

Single bedroom studio apartment. Total floor area: ??? sq ft



### APARTMENT ONE

	Ft	M
Entrance Hall		
Kitchen   Dining   Living ....	17'4" x 15'2"	5.31 x 4.64
Bedroom .....	12'3" x 10'5"	3.74 x 3.20
Bathroom .....	10'5" x 7'2"	3.20 x 2.20

### APARTMENT TWO

	Ft	M
Entrance Hall		
Kitchen   Dining   Living ....	17'4" x 15'9"	5.31 x 4.84
Bedroom .....	14'6" x 12'3"	4.45 x 3.74
Bathroom .....	10'5" x 7'2"	3.20 x 2.20



CGI showing rear view apartment





LOCATION MAP



SITE LAYOUT

WELL CONNECTED

Coleraine Town Centre.....1.6 miles 🚗	Giant's Causeway.....12.0 miles 🚗
Portstewart.....3.0 miles 🚗	Ballymena.....28.0 miles 🚗
Portrush.....5.0 miles 🚗	Derry.....30.0 miles 🚗
Portballintrae.....8.5 miles 🚗	



THE ADMIRAL



THE BEAUFORT



THE CLIPPER



THE DORY



THE ENSIGN



THE FLEMISH



THE GALLEON



A GATED WATERFRONT  
COMMUNITY OFFERING RESIDENTS  
A PEACEFUL SANCTUARY IN  
WHICH TO APPRECIATE ALL THAT  
WATERSIDE LIVING HAS TO OFFER





QUALITY  
DESIGN  
WITH YOU  
IN MIND



KITCHENS & UTILITY ROOMS

- > Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- > Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- > Recessed energy efficient LED spotlights to ceilings
- > Ceramic floor tiling to kitchen and dining areas
- > 4" Worktop splashback
- > Glass splashback (choice of colours) behind cooker

BATHROOMS, ENSUITES AND WCS

- > Contemporary white sanitary ware with chrome fittings
- > Recessed energy efficient LED spotlights to ceilings
- > Ceramic floor tiling
- > Multi board (choice of colours) finish around shower enclosures
- > Tiled splashback around bath and sinks

INTERNAL FEATURES

- > Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- > Oak interior doors with quality ironmongery
- > Moulded skirting and architrave
- > Carpets to lounge, stairs, landing and bedrooms
- > Wood burning stove with hearth in living room
- > Mains supply smoke and heat detectors
- > Carbon monoxide detector in living room
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for satellite TV
- > Wired for HDMI cables
- > Wired for security alarm
- > Oil fired central heating system with a high energy boiler
- > Pressurised water system

EXTERNAL FEATURES

- > Beautifully designed homes by JNP Architects
- > 10-year warranty
- > Front and rear gardens levelled and seeded
- > Bitmac driveway
- > Rear gardens to have perimeter vertical timber fencing
- > A range of external finishes to include render and stonework to complement the traditional design
- > Outside water tap
- > PVC windows
- > PVC composite door
- > Feature light to front door



WELCOME TO CRANNAGH VIEW  
A SPECTACULAR NEW  
WATERFRONT DEVELOPMENT







THE NEXT WAVE OF WATERFRONT LIVING

SELLING AGENT



T 028 7034 3677

DEVELOPED BY



DEVELOPMENTS LTD

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