

Adams McGillan

RESIDENTIAL & COMMERCIAL

934
Rockmount Gardens
Articlave
BT51 4UU



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The Property Ombudsman

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

Offers Around £119,950

Telephone 028 7035 7777

www.adamsmcgillan.com

SUMMARY:

Simply Stunning! Number 934 Rockmount Gardens isn't your standard end terrace it occupies an elevated corner site with views over rolling countryside and towards the Bann Estuary. This deceptively spacious property which, having been extensively renovated now offers four bedroom, one and a half reception accommodation together with first floor bathroom and ground floor wet room.

With spacious driveway to front, Number 934 offers ample of private parking, oil fired central heating, uPVC double glazed windows, uPVC fascia and soffits and modern decor throughout making this super property the perfect family home or holiday retreat.

Given the location, within close distance of Benone & Castlerock Beaches, Mussenden Temple, Mussenden Forest and all of the attractions of Castlerock, we envisage strong interest and strongly encourage early viewing to avoid disappointment.

KEY FEATURES:

- End Terrace
- Four Bedrooms (Master Ensuite Wetroom)
- One & A Half Reception
- uPVC Double Glazed Windows & Doors
- Beam Vacuum System
- Oil Fired Central Heating
- Excellent Decorative Order Throughout
- Tarmac Driveway
- Enclosed Low Maintenance Rear Garden
- Distance Sea Views
- Views Over Neighbouring Countryside
- Walking Distance To Shops & Bus Links
- Easy Commute To Castlerock Beach, Golf Club, Bars & Restaurants
- Perfect First Time Buyer Opportunity Or Holiday Home

RATES:

Rates payable 2019/2020 as per Land & Property Services: £553.16

Property Reference:

AMC732331-310320



ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall:

with UPVC glazed panelled door, smoke alarm, telephone point, tiled floor and glazed panel door to lounge.



Lounge:

3.48m x 6.2m (11'5 x 20'4) with feature sand stone fireplace and hearth, electric inset, back boiler and, dual aspect windows, TV point, open plan to Kitchen & Dining Area.



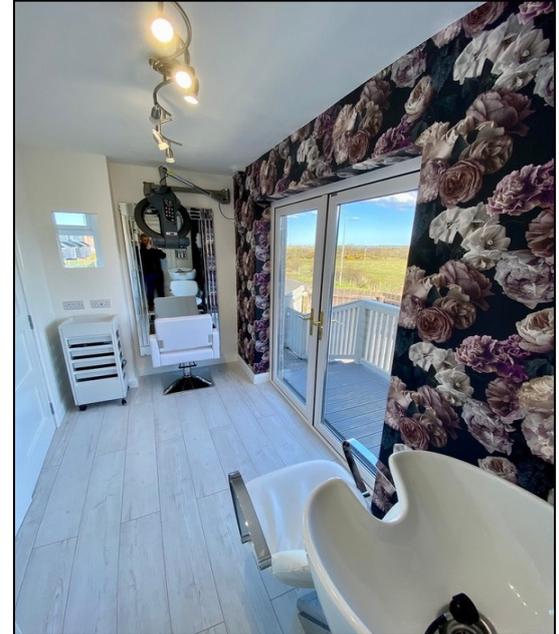
Kitchen & Dining Area:

2.77m x 7.49m (9'1" x 24'7") with eye and low level modern high gloss units, tiled between units, one and a half bowl ceramic sink unit, space for range style cooker, stainless steel canopy and extractor fan, space for dishwasher, space for fridge freezer, plumbed for automatic washing machine, space for tumble dryer, under stairs storage with beam vacuum system, recess lighting, tiled floor. Open plan to Lounge.



Bedroom (1):

4.14m x 6.15m (13'7 x 20'2) measured to widest points, (currently used a hair salon) with laminate flooring, recessed lighting, French doors to raised decked area, views over countryside.



Wet Room:

2.49m x 2.29m (8' 2" x 7' 6") with WC, pedestal wash hand basin, thermostatic shower fitting, fully tiled walls, extractor fan, tiled floor.



First Floor:

Bedroom (2):

3.53m x 3.51m (11' 7" x 11' 6") with built in wardrobe and Hotpress, views over countryside and distant sea views.



Bedroom (3):

2.51m x 4.55m (8'3" x 14'11") with built in wardrobe and laminate flooring.



Bedroom (4):

1.8m x 3.66m (5'11" x 12'0") with laminate flooring, telephone point, views over surrounding countryside and distant sea views.



Bathroom:

with WC, pedestal wash hand basin, panel bath with electric shower fitting over, fully tiled walls, sheeted ceiling and tiled floor.



Exterior:

Property approached by generous tarmac driveway, front and side gardens laid in lawn with raised beds, seasonal planting and shrubbery, side garden laid in decorative stone with raised decked area. Low maintenance rear garden with raised barbeque area and planted beds, external lighting and tap.



Telephone: 028 7035 7777 (Coleraine)

29 New Row, Coleraine
BT52 1AD

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028 7035 7777

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