



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

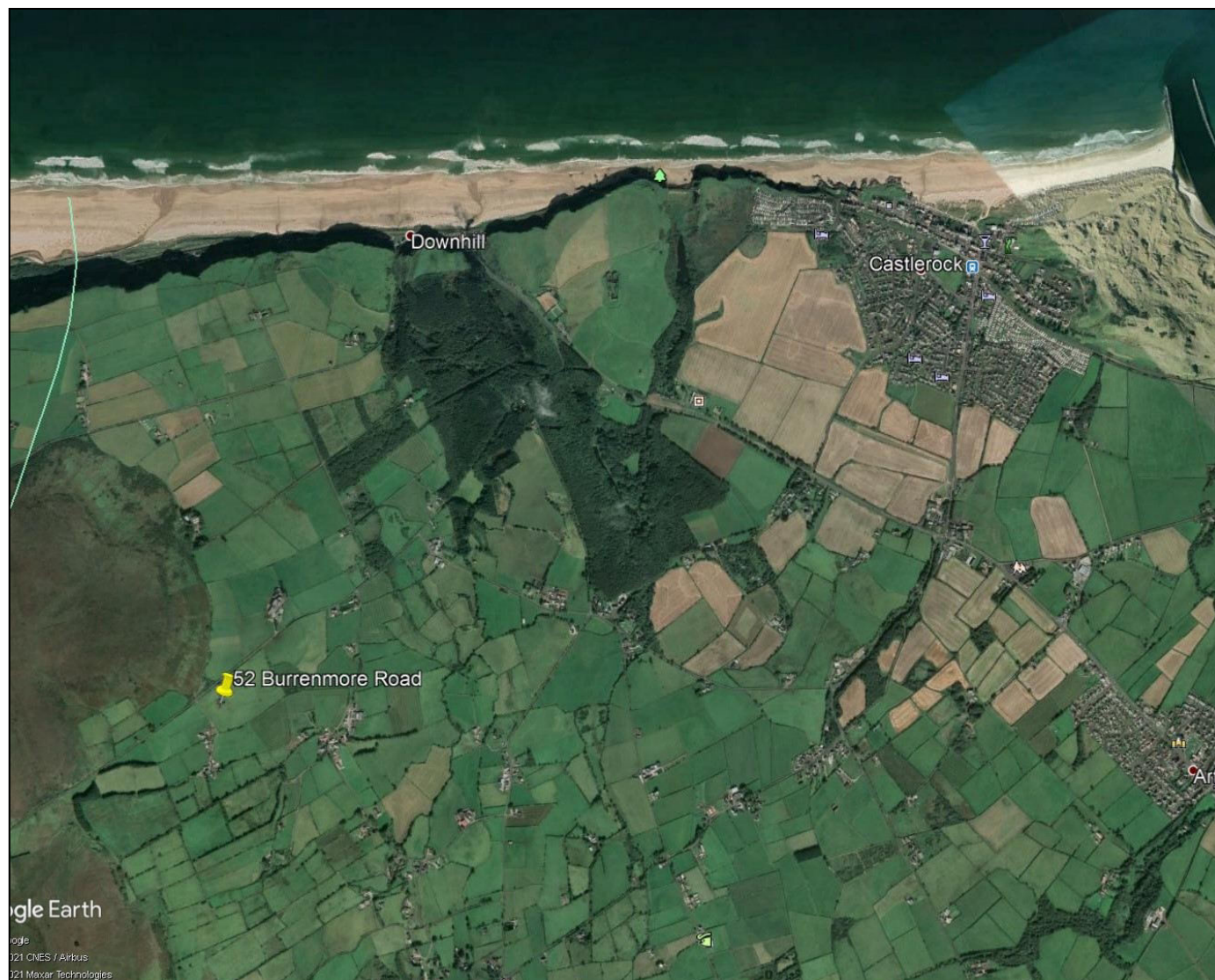
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



ARMSTRONG GORDON
& Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CASTLEROCK

‘Coastal View House’

52 Burrenmore Road

BT51 4SG

Offers Over £435,000

028 7083 2000
www.armstronggordon.com

Travelling towards Castlerock on the Mussenden Road, take your fourth left onto the Burrenmore Road. Travel along the winding road to the very top of the hill and No 52 will be located on your left hand side.

ACCOMMODATION COMPRISES:

With tiled floor.

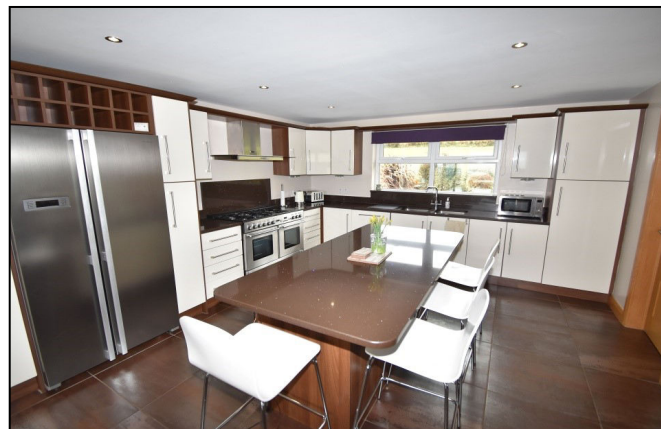
9'4 wide with storage cupboard and large walk in hot press and immersion heater.

With wash hand basin with vanity unit, recessed lights and tiled floor.

With feature stove in centre of room and tiled floor. 14'7 x 12'7



With double drainer stainless steel sink unit, high and low level built in units, breakfast bar, granite work tops and splashback, space for large gas cooker, space for American fridge freezer, integrated dishwasher, wine rack, saucepan drawer, drawer bank, and patio doors to patio area. 24'7 x 14'1



With low level built in units, stainless steel sink unit, plumbed for automatic washing machine, recessed lighting and tiled floor. 12'4 x 5'10

With recessed lights. 10'9 x 9'4

With built in stove with slate surround and hearth and recessed lighting. 10'9 x 9'4



With recessed lights. 15'6 x 12'8



With built in shelving and hanging areas.

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle and tiled floor.

Bedroom 2:

With recessed lights. 12'3 x 11'7

**Bedroom 3/Games Room:**

With recessed lights. 14'5 x 10'5

**Bedroom 4:**

With recessed lights. 13'2 x 8'4

**Library Area:**

With recessed lights. 9'9 x 6'9

**Bathroom:**

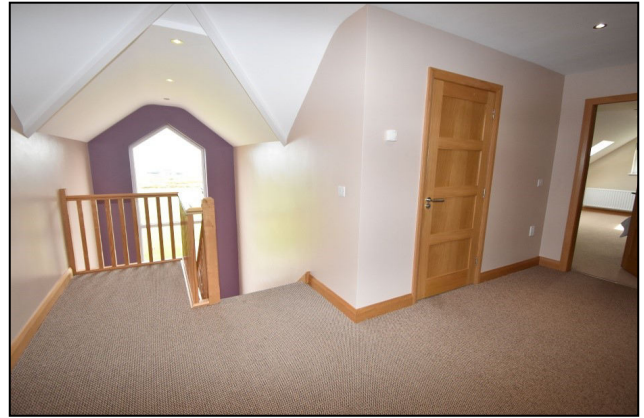
With w.c., fully tiled walk in shower cubicle, chrome towel rail and recessed lights.



FIRST FLOOR:

Landing:

With study area.



Bedroom 5:

With recessed lights. 14'0 x 11'2



Bedroom 6:

With recessed lights. 18'4 x 9'4



Shower Room:

With w.c., fully tiled walk in shower cubicle, extractor fan, velux window, recessed lights and tiled floor.

EXTERIOR FEATURES:

Cattle grid leading onto sweeping tarmac driveway. Outside to rear there is an extensive lawn with landscaping and large timber decking area with paved patio area to side. There is a sweeping tarmac driveway off the main road with adequate parking for several cars. There are a number of sweeping lawns extending to additional storage in roof space.

SPECIAL FEATURES:

- ** Oil Fired Central Heating & PVC Double Glazed Windows & Doors
- ** Stunning Views Over Sea, Portstewart. Portrush, Giants Causeway & Scotland
- ** Beam Vacuum System Throughout Property
- ** Site Size Approx 3/4 Acre
- ** Large Double Garage To Side Of Site
- ** Burglar Alarm
- ** Property Square Footage In Excess Of 3000 Sq Ft

TENURE:

Freehold

CAPITAL VALUE:

£270,000 (Rates:£2285. 82 p/a)



