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



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# ARMSTRONG GORDON



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83   B  | 83   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## COLERAINE

13 Crannagh View Road

BT52 1FE

Offers Over £300,000

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)



Located on the edge of Coleraine heading towards Portstewart, this is a truly outstanding 4 bedroom detached family home which is immaculately presented and has been finished to an exacting standard throughout. Having been constructed only last year (2020) by PK Murphy Developments Ltd, the property itself extends to approximately 1374 sq ft of luxury living space and has been finished to an exceptional finish and high specification, having been used as the former show house. Internally the property is both bright and spacious and has been creatively and beautifully presented by the present owner creating a contemporary flow. Located in a development of mainly family residences, the property has been designed with modern themes offering a warm and stylish atmosphere in every room. Externally the property is laid in lawn to front and rear and benefits from an open garden shed to rear which can be used for home working space/gym/hot tub area. Location wise, the property is literally next door to the former Coleraine Yacht Club and marina and is within very close proximity to Portstewart. This is a fantastic and one off opportunity to acquire a fabulous family home of exceptional design and quality all round.

As you leave Coleraine heading towards Portstewart on the Portstewart Road, Crannagh View will be the last development on your left hand side just after the Cloonavin Council offices.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

**Entrance Hall:**  
5'3 wide with large under stairs storage cupboard, feature wooden radiator cover and tiled floor.

**Separate W.C.:**  
With w.c., wash hand basin set in vanity unit, recessed lights and tiled floor.

**Kitchen:**  
With single drainer stainless steel sink unit, high and low level built in matt finish units, breakfast bar with integrated cupboards, Silestone white storm worktops, integrated Beko stainless steel electric oven with ceramic hob and extractor hood above, glass splashback, integrated dish washer and fridge freezer, drawer bank, saucepan drawer, recessed lights and ceramic tiled floor. 16'0 x 12'11

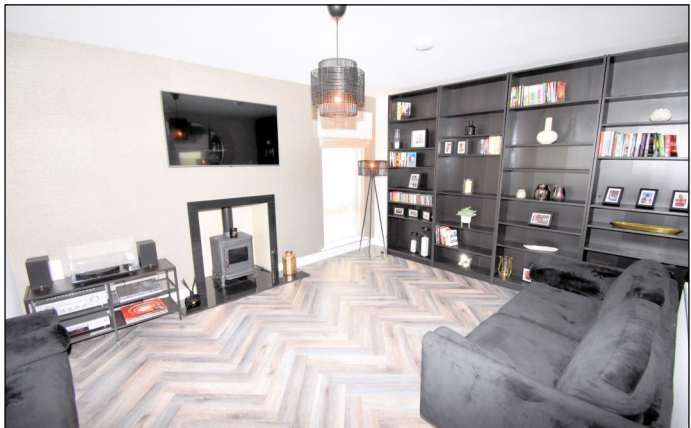


**Dining Area:**  
With full glass walls surround, pendant light and tiled floor. 9'7 x 9'2



**Utility Room:**  
With single drainer stainless steel sink unit set in Silestone white storm worktops, low level units, plumbed for automatic washing machine and tumble dryer, extractor fan and tiled floor. 9'6 x 6'2

**Lounge:**  
With integrated stove with marble hearth and Karndean floor. 16'4 x 12'9 into bay



FIRST FLOOR:

Landing:

**Bedroom 1:**  
With manual thermostat and large feature window. 12'8 x 12'4



**Ensuite off with w.c., wash hand basin set in vanity unit with tiled splashback, fully tiled walk in shower cubicle with rainfall shower, stainless steel towel rail, extractor fan, recessed lights and tiled floor.**





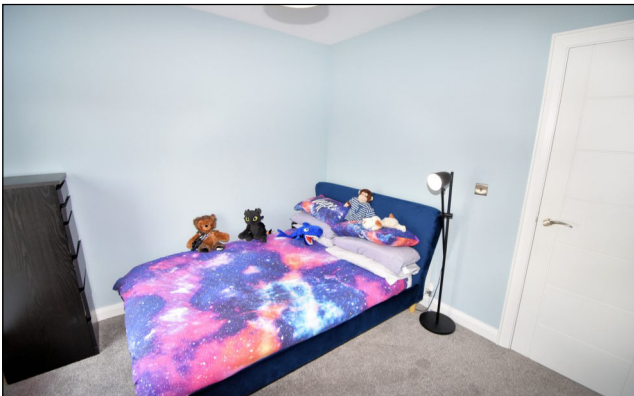
### Bedroom 2:

10'1 x 9'11



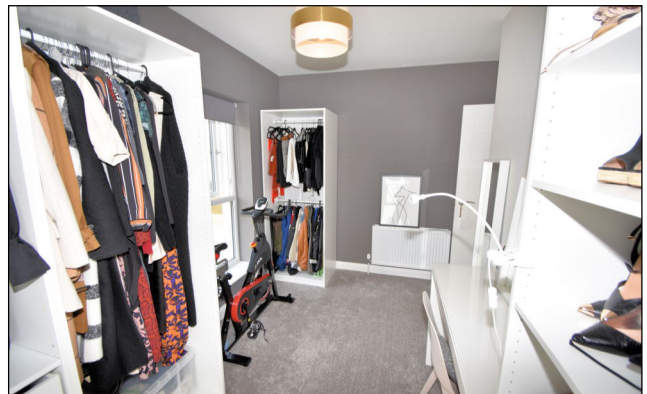
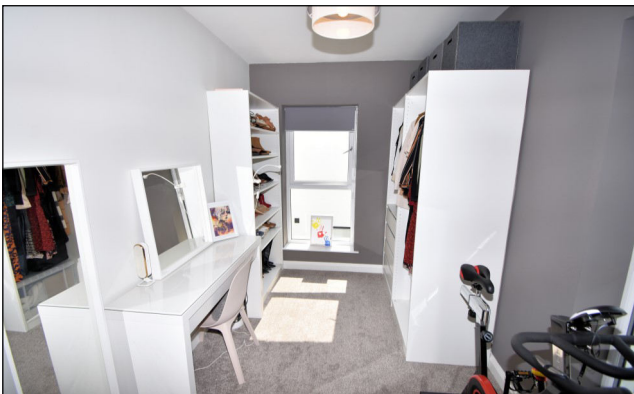
### Bedroom 3:

9'11 x 9'8



### Bedroom 4:

Room is currently used as a dressing room. 12'5 x 8'7



### **Bathroom:**

With white suite comprising w.c., wash hand basin set in vanity unit with tiled splashback, fully tiled walk in shower cubicle with rainfall shower, free standing bath with handheld chrome shower head fitting, vertical radiator, recessed lights and ceramic tiled floor.



### **EXTERIOR FEATURES:**

Outside to rear there is a stunning garden with fenced in garden laid in lawn and paved patio area. There is a block path to an outdoor summer home. Outside to front there is a paved area and tarmac driveway extending to room for garage.

### **SPECIAL FEATURES:**

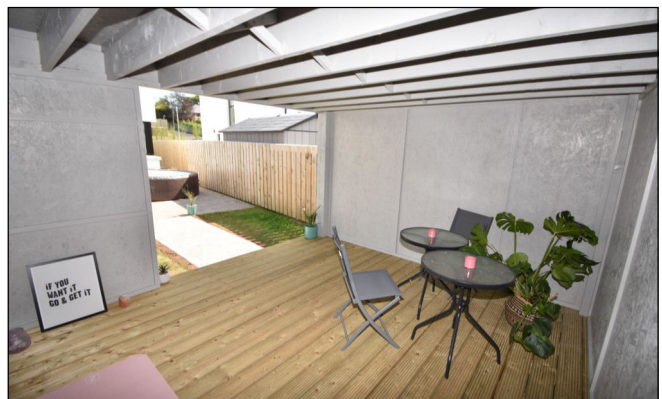
- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Stunning Internal Décor Throughout
- \*\* Very Popular Residential Area Adjacent To River Bann
- \*\* Integrated Camera System Operated Via App
- \*\* All Sockets & Handles Are Brushed Chrome
- \*\* Platoon On River Bann Under Construction For Residents Use (Accessed Via Security Gates)
- \*\* Adjacent To This Will Be A Communal Water Front Area Incorporating a Green Area & Sit Out Barbeque Area

### **TENURE:**

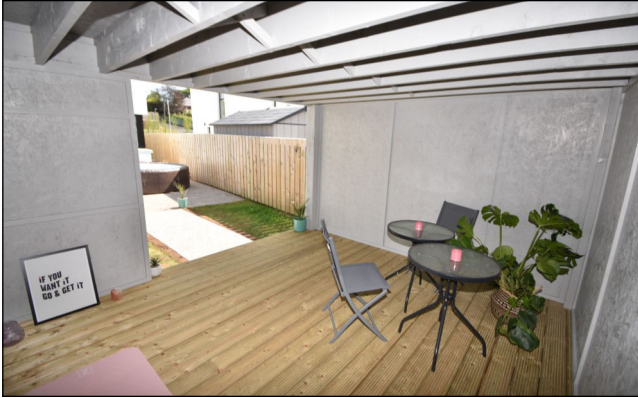
Freehold

### **CAPITAL VALUE:**

£155,000 (Rates: £1327. 27 p/a approx.)

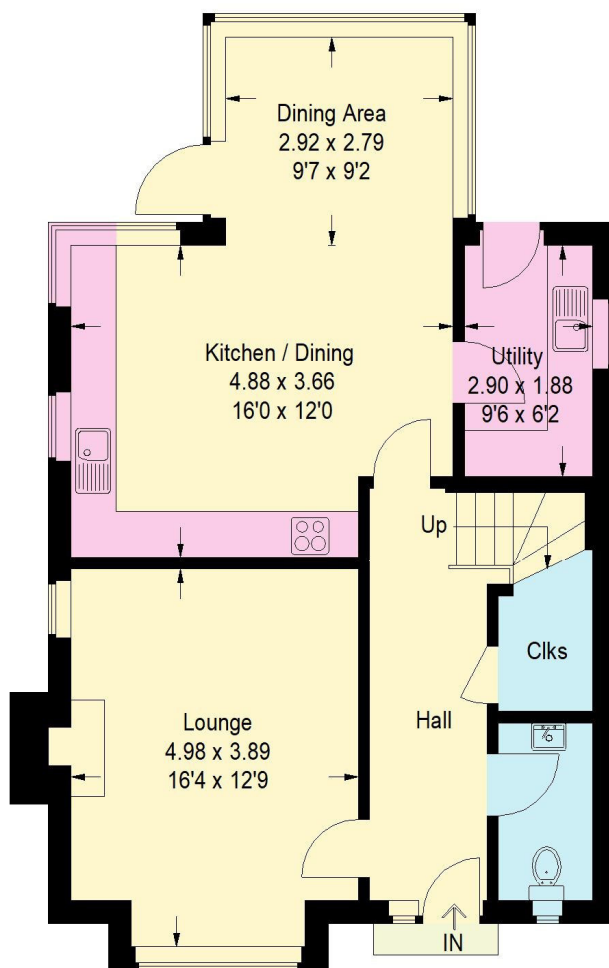




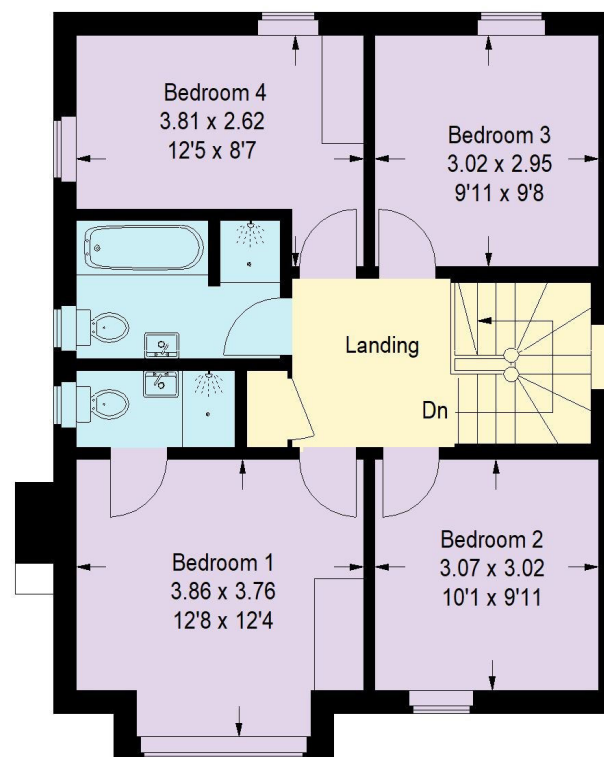


# 13 Crannagh View

Approximate Gross Internal Area = 127.6 sq m / 1374 sq ft



Ground Floor



First Floor

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Illustration for identification purposes only, measurements are approximate, not to scale.  
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