



PAUL ROBINSON

MORTGAGES

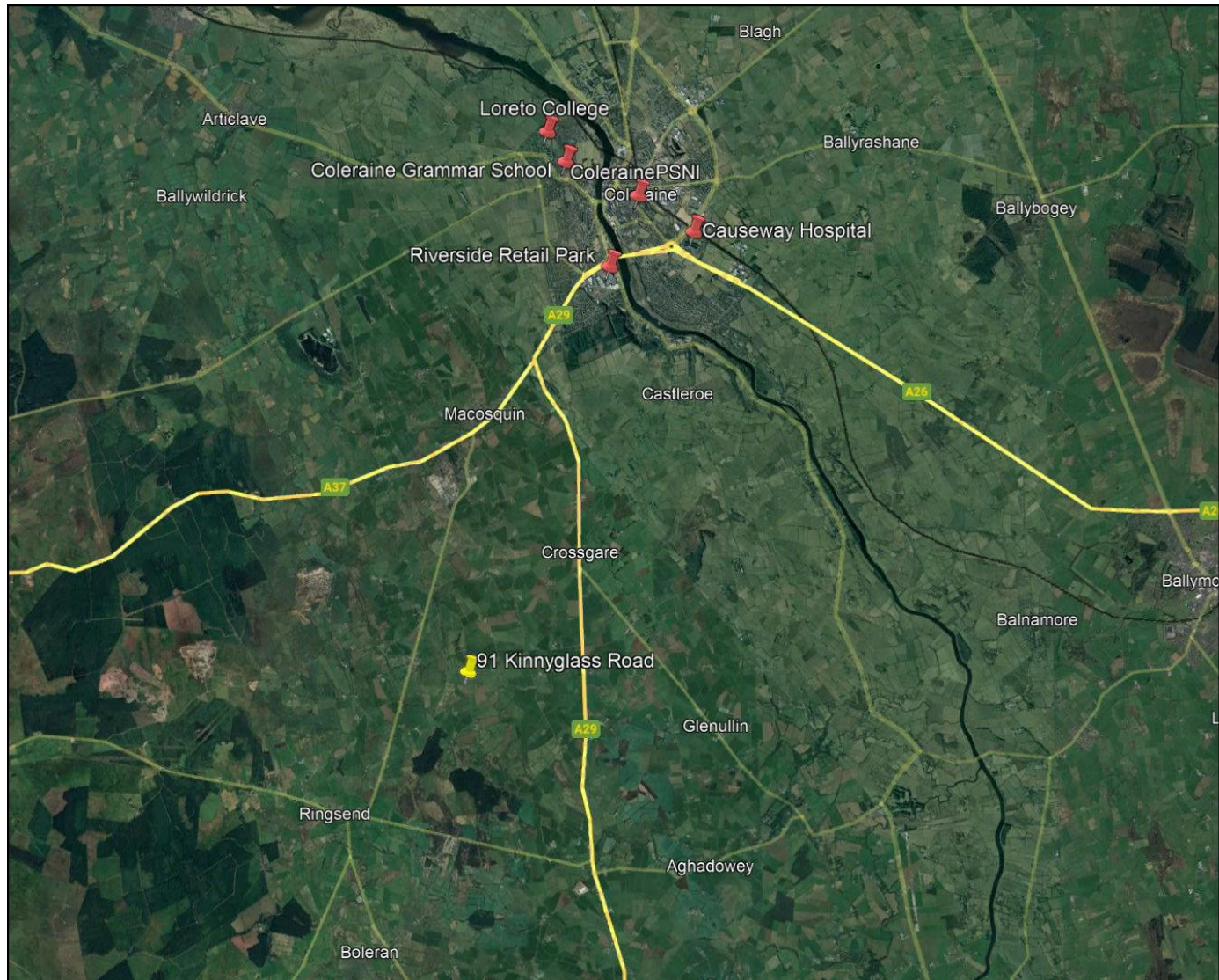
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To arrange an initial appointment please contact:  
**ARMSTRONG GORDON**

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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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	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

COLERAINE

91 Kinnyglass Road  
BT51 4NP  
Offers Over £550,000

028 7083 2000  
www.armstronggordon.com



A unique opportunity to acquire a superb six bedroom detached family residence with magnificent countryside views located on the beautiful North Coast, situated on the outskirts of Coleraine. The grounds measure circa 1.1 acres and are accessed via electric gates and a sweeping driveway. The property itself extends to a generous 3,640 (approx) square foot of living space and also benefits from a large detached double garage with games room above. An additional annex is situated to the rear of the garage suitable for a range of uses with private entrance. Internally the property boasts a wealth of well proportioned and versatile accommodation with bright and spacious rooms throughout which are beautifully presented by the current vendor. On the periphery of Coleraine, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and of particular benefit to families is the fact that this fine home lies within the catchment area of a selection of the towns' main schools. The selling agents thoroughly recommend early internal appraisal of this spectacular family home which will have instant appeal for those in search of a property with an exceptional layout and luxurious specification inside and out.

Leaving Coleraine on the Dunhill Road, take your first left at the roundabout just after the Ivan Wilson garage onto the Drumcroon Road. Take your third right onto the Kinnyglass Road and No 91 will be located on your right hand side.

ACCOMMODATION COMPRISES:

**Entrance Porch:**  
With tiled floor.

**Entrance Hall:**  
6'6 wide with tiled floor, open tread stairs leading to first floor with glass side, feature light well to first floor.



**Living Room / Study:**  
With cast iron fireplace and tiled hearth, built in T.V. unit with shelving, window shutters, tiled floor.  
16'4 x 13'1



**Main Family Living Room:**  
With Jamica double sided stove set on slate hearth (22/90DF wood appliance), window shutters, solid oak floor, recessed lighting, PVC sliding doors to rear.  
26'9 x 15'8



**Kitchen / Dining:**  
With Belfast sink unit having instant boiling tap, full wall built in units comprising an Oil fired aga range with tiled splashback and feature beam above, integrated Bosch oven and ceramic hob, integrated fridge, integrated Siemens dishwasher, wine cooler, Island unit with granite worktop and raised power bank, integrated larder unit with pull out shelving, saucepan drawers, 2 wine racks, window shutters, recessed lighting, tiled floor. 22'9 x 15'8





### Kitchen/ Dining Area continued:



### Sun Room / Dining Area:

With Lotul log burning stove, high vaulted ceiling with recessed lights and feature beams, tiled floor, patio doors to rear. 14'4 x 12'1



### Utility Room:

With single drainer stainless steel sink unit, high and low level built in units, space for fridge freezer, plumbed for automatic washing machine and tumble dryer, large storage cupboards, recessed lights, tiled floor. 12'1 x 10'5



### Separate W.C.

With w.c., circular wash hand basin set in vanity unit, tiled floor.



**Bedroom 6:**

With tiled floor. 12'1 x 10'5

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

**FIRST FLOOR:****Landing:**

With hot press and immersion heater, wired for wall light, feature glass lightwell, tiled floor.

**Bedroom 1:**

With built in gas fire and recessed lighting.  
15'5 x 15'0

**Dressing Room**

with 3 full wall built in wardrobes, recessed lighting, tiled floor. 12'1 x 11'5



**Ensuite** with double vanity unit with egg shaped bowls, feature free standing egg shaped bath with double chrome taps, w.c., fully tiled walk in double shower unit, recessed lights.



**Bathroom:**

With white suite comprising w.c., wash hand basin set in vanity unit, bath, fully tiled walk in shower cubicle, recessed lights.

**Bedroom 2:**

With recessed lights.

23'0 x 11'2

**Bedroom 3:**

With built in furniture comprising double wardrobe and drawers, shelving, recessed lights.

12'2 x 10'5

**Ensuite** off comprising w.c., wash hand basin, fully tiled walk in shower cubicle, chrome towel rail, recessed lighting, tiled floor.





**Bedroom 4:**

With recessed lights. 12'5 x 9'9



**Bedroom 5:**

With built in study area and solid oak floor. 14'7 x 12'5

**Ensuite** comprising w.c., wash hand basin, bath with tiling above, tiled floor.



**EXTERIOR FEATURES:**

Outside to rear there are extensive grounds with a raised area having 3 mature oak trees, extensive lawns, paved patio areas, screened areas and child's play area. Outside lights and sound system.

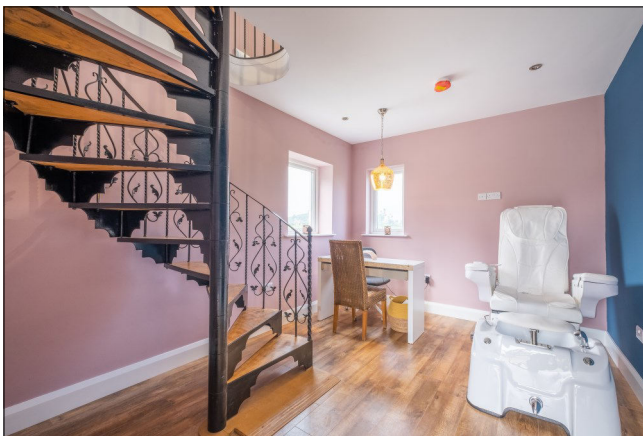




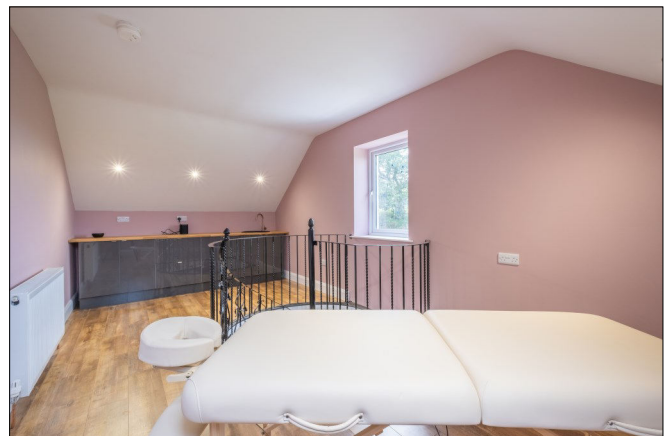
Outside to front there the property is accessed through electric gates with a sweeping tarmac drive leading to the property. Garden to front is laid in lawn. An additional screened area leads to a detached garage with PVC roller door operated by remote control. A boiler cupboard is contained within the garage. The upper floor of the garage contains a **games room** and access to further room with kitchen having a sink unit, low level cupboards and recessed lights.



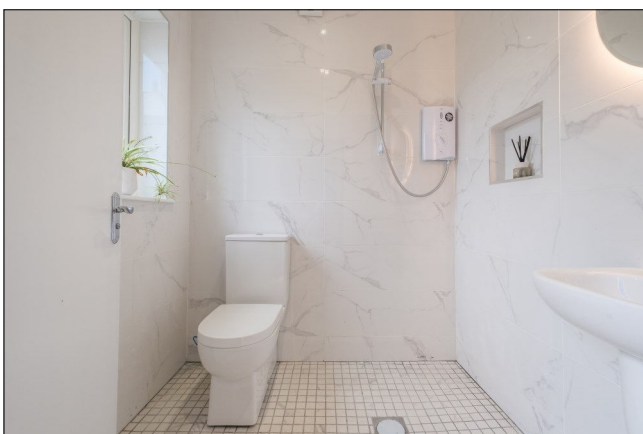
To the rear of the garage there is an additional **annex** with **wet room** and separate w.c. with tiled floor and walls. Please note this annex has its own private entrance and would be suitable for a range of uses.



Ground Floor Annex



First Floor Annex



Wet Room



Games Room

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Solar Edge 4.5 KW System With Eddie Hot Water Unit
- \*\* Wooden Plantation Shutters & Top Quality Fittings Throughout
- \*\* Detached Garage With Annex To Rear Linking To Garage
- \*\* Ground Floor Under Floor Heating & Some Additional Under Floor Heating On First Floor

### **CAPITAL VALUE:**

£320,000 (Rates: £2,740.16)

### **TENURE:**

Freehold





## 91 Kinnyglass Road

Approximate Gross Internal Area  
(Excluding Void) = 338.2 sq m / 3640 sq ft



Ground Floor



First Floor