



PAUL ROBINSON MORTGAGES

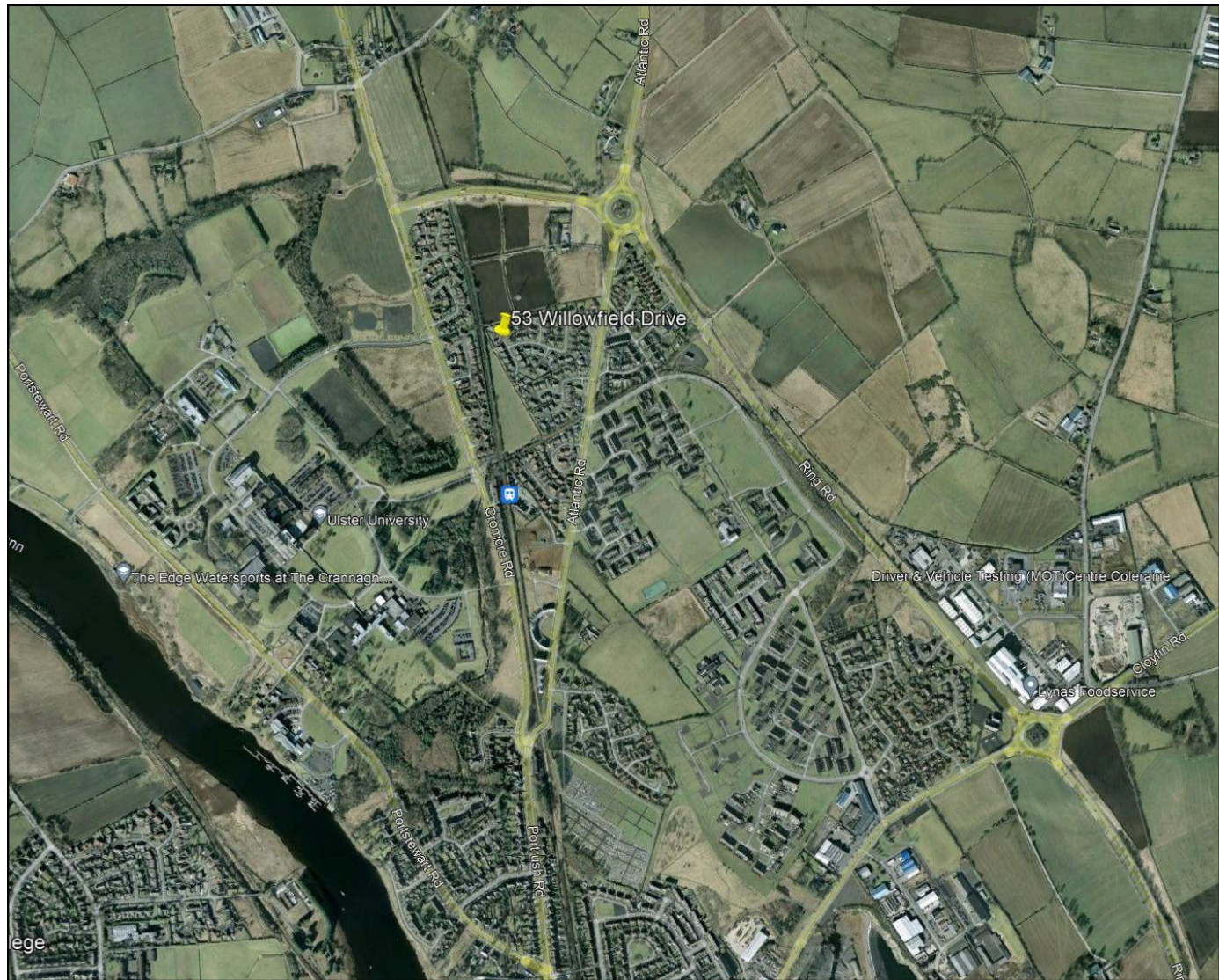
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Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

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

& 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		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

COLERAINE

57 Willowfield Drive

BT52 2NX

Offers Over £195,000

028 7083 2000
www.armstronggordon.com

A most delightful 3 bedroom detached bungalow located in a well established residential area. Internally the property offers well laid out living accommodation and has been refurbished throughout. The property is ideally suited as a family home but should appeal to a wide spectrum of potential purchasers. The property was constructed circa 1996 by McCloskey & O’Kane contractors and has been immaculately looked after by the current vendors. Externally the property offers well manicured gardens which have been well looked after over the years. Located off the A29 Atlantic Road, the property offers excellent access onto the Ring Roads for those needing to commute. With its immaculate presentation, it is clear this property offers a unique opportunity for those requiring a quality family home in a pleasant living environment. To the rear is a stunning garden with southerly aspect having also had a spacious garden room constructed.

Coming in from Portstewart or Portrush on the Portrush Road roundabout, continue onto the Atlantic Road. Take your first right onto Willowfield Drive and No. 53 will be situated at the very end of the drive in in the bottom cul de sac on the left hand side.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
4’2 wide with cloaks cupboard, plaster coving and solid oak floor.

Lounge:
With cast iron fireplace with marble surround and tiled hearth and recessed lights. 15’0 x 13’6



Kitchen/Dining Area: 14’7 x 12’10

With bowl and half stainless steel sink unit set in marble worktop, high and low level built in units with tiling between, integrated stainless steel double oven, ceramic hob with extractor fan above, space for American fridge freezer, plumbed for automatic dish washer, two corner storage cupboards, wine rack, recessed lights, drawer bank and tiled floor.



Bedroom 1:
12’1 x 11’7



Bedroom 2:
9’10 x 8’5

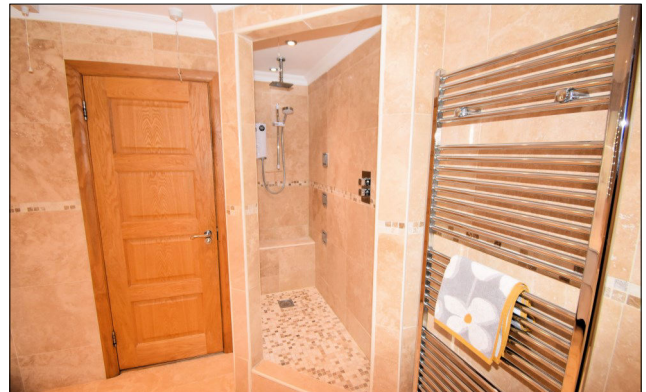
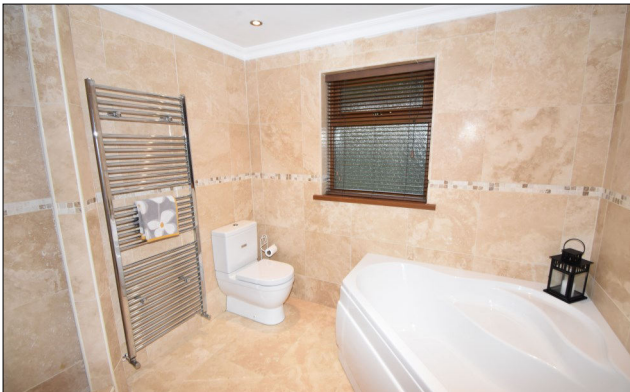


Bedroom 3:
11’5 x 7’10



Bathroom:

With white suite comprising w.c., wash hand basin set in vanity unit, fully tiled walk in double shower with rain shower with wall controls, corner bath, half tiled walls, vertical chrome towel rail, extractor fan, coving, recessed lights and tiled floor.

**Utility Area:**

With single drainer, stainless steel sink unit, high and low level built in units, full wall built in storage area, plumbed for automatic washing machine, tumble dryer and pressurised water system.

EXTERIOR FEATURES:

Outside to rear there is a raised timber decking area and garden laid in lawn with access to attractive garden room with light and power points and large seating area. 11'3 x 6'0. The garden itself is southerly facing. There is also access to the garage area with remote control garage door 14'4 x 8'1.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Extremely Attractive Rear Garden Area With Raised Timber Decking Area
- ** Excellent Decorative Order Having Been Extensively Refurbished & Garden Room
- ** Attached Garage Area
- ** PVC Double Glazed Windows
- ** Fully Floored Attic Room

TENURE:

Freehold

CAPITAL VALUE:

£92,500 (Rates: £792.08 p/a approx.)



