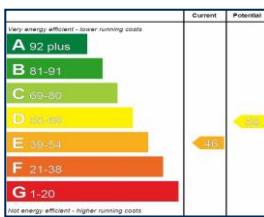




## 27 COLERAINE ROAD, BALLYMONEY



**Offers Around £335,000**



**Quite frankly, we at Philip Tweedie and Company have never came across a town residence that has taken our breath away quite as much at 27 Coleraine Road. When commencing a restoration and renovation project most hope, but never fully achieve their ultimate dream - creating a family home which is sympathetic to its history but has all the features we associate with modern living - this stunning detached property surpasses all expectations.**

**Originally constructed in circa 1930 for Sir Arthur Algeo (Justice of Peace), this dwelling retains most of its original character in the form of its Oak flooring, pelmets, panelled walls, architraves and skirting, Walnut bedroom furniture, corniced ceilings and coving, antique wall lamps, exposed timber beams - the list is endless.**

**With its superb sun terrace / balcony, its ensuite, sauna and spa room, gym, snooker room, Beam Vacuum system, wood burning stove - this home has everything and more that anyone would associate with 'modern living'.**

**'Deceptively spacious' is a phrase with often hear but it is never more apparent than with this property. From the main Coleraine Road this home looks very unassuming and quaint but the internal accommodation would tell a very different story. It has 6 bedrooms (1 with ensuite), four receptions, two main bathrooms, sauna room, spa room, snooker room, gym. Furthermore on its basement level it has approximately 1,700sqft of additional storage rooms!**

**The location is every bit as impressive as its internal accommodation and specification. It has excellent views out across the Megaw Park, it is within walking distance to the town centre, the Northern Regional College and Dalriada School. Hop in the car and you are only a few minutes' drive from Coleraine, Portstewart, Portrush, Bushmills and Portballintrae. The main arterial route to Belfast and Dublin is also right on your doorstep.**

**Whilst this property may appear impressive online or in our brochure, the only true way to fully appreciate it is by immediate internal inspection!**



## FEATURES

The property is easily one of the most prestigious properties in the whole Causeway Coast area.

This three storey dwelling exudes an air of luxury and lavishness.

Property extends to approximately 4600sqft

6 bedrooms (1 with ensuite), Lounge, Dining Room, Kitchen / Sunroom, Family room, Gym, Sauna and spa area, snooker room / garage, two bathrooms, utility room, balcony

This home has been spectacularly restored and renovated (to include replumbing and rewiring of the highest standard)

Some excellent period features which leaves it with an abundance of character.

It can boast a spacious balcony which has excellent panoramic views whilst remaining relatively private.

There is fantastic storage within property which extends to approximately 1,700sqft.

With its gym, snooker room, sauna and spa area this home has anything the active family could ask for.

Property dates back to 1930s when it was constructed for Sir Henry Algeo but was renovated in 1998.

Walking distance to schools and the town centre.

A short drive to the North Coast and its wealth of top quality Restaurants, Golf Courses and Leisure facilities.

Low maintenance ground with tarmac drive, mature shrubs and hedges.

## **BASEMENT LEVEL**

### **GYM**

20' 6" x 11' 7"

Carpeted. TV point and enclosed Oil fired boiler.

Access to...



### **LAUNDRY/UTILITY ROOM**

11' 1" x 9' 11"

Low level units, single drainer stainless steel sink unit, Beam Vacuum system. Plumbed for Automatic Washing Machine and space for Tumble Dryer.

### **SAUNA & SPA AREA**

25' 3" x 13'

Tiled floor, extractor fan and access to rear. Pine seating areas, Comprising 8 birth hot spring spa including massage jets, lights, filter system, and temperature control.

### **SNOOKER ROOM / GARAGE**

29' 6" x 17' 10"

Power and light. Solid concrete floor. Wooden doors to side of property.

### **STORAGE ROOMS**

43' x 40' – 1,700sqft

Four further basement rooms with power and light. Currently being used as storage rooms.

### **EXTERNAL FEATURES**

Balcony/Viewing Gallery with stainless steel and glass surround with decked floor and lights.



Tarmac driveway with parking/ turning area to front and access to garage at rear.

Gardens to front side and rear have been professionally landscaped to include a variety of shrubs and planting.



### **MORTGAGE ADVICE**

We strongly advise all potential buyers to take advantage of our in-house Independent Mortgage Adviser, Stephen Wilson. For a no obligation consultation call him today on 028 703 44433.



Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

Philip Tweedie & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchaser or Lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.

## ACCOMMODATION

### **ENCLOSED ENTRANCE PORCH**

Glass panel door and Terrazzo tiled floor.



### **RECEPTION HALL**

Solid Oak floor. Built in mirror and side table. Oak panelled walls wall lights, Dutch theme stained glass feature window.

### **CLOAK ROOM**

14' 2" x 5' 5"

Comprising low flush WC and pedestal wash hand basin. Solid oak floor.



### **LOUNGE**

16' 4" x 15' 2"

Solid Oak Floor. Open fire with ornate cast iron fireplace tiled inset and slate hearth. TV point, Oak window pelmets and walnut window panelling.

### **DINING ROOM**

17' 4" x 13

Parquet floor. With built in walnut bookcase, walnut window pelmet. Access too..

### **KITCHEN**

26' 11" x 11' 2"

Range of high and low level units with granite worktops, bowl and ½ ceramic sink with mixer tap, 'Britannia' gas hob and double electric oven, feature cookers surround with extractor and display shelf above, Integrated dishwasher & microwave, plate & wine racks, glass display units, window pelmet with spot lights, under strip lights, plumbed for American Fridge Freezer, beamed ceiling feature recessed mirror TV, Telephone & TV point. Part tiled walls and tiled floor. Access to basement & double glass panel doors too..



### **SUNROOM**

14' 8" x 13' 6"

Tiled floor, Wood panelled ceiling, TV & Telephone point, pedestrian access to...

### **VIEWING GALLERY/BALCONY**

Decking, glass panels and stainless steel hand rails. Views over Megaw Park.



### **FAMILY ROOM**

13' 10" x 18' 3"

Solid Oak floor. Multi fuel stove with, Red brick fireplace and beam mantle, Built in seating area with storage under, oak pelmet windows with lights and wall lights. TV & Telephone point.

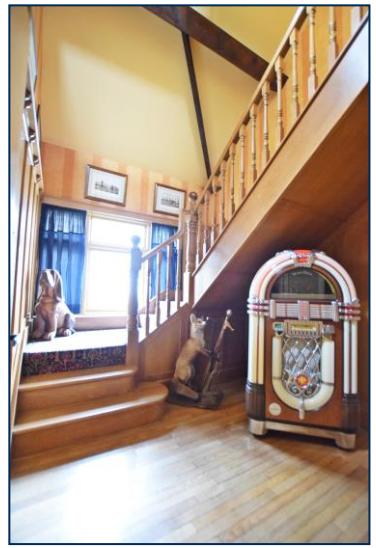
## **MASTER BEDROOM**

14' 6" X 14' 1"

Solid oak floor. Walnut built in robes, Oak window pelmets, window walnut panelling, TV & telephone point. Leading...

## **EN-SUITE BATHROOM**

Comprising panel bath with shower attachment, low flush WC, pedestal wash hand basin, Power shower in tiled shower cubicle, original heated towel rail, extractor fan, part tiled walls and tiled floor.



## **BEDROOM 2**

14' 3" x 9' 11"

Original wood floor. Built in Oak storage Pelmet. Walnut wardrobes and overhead storage.



## **BEDROOM 3**

14' 2" x 9'

Solid Oak floor. Built in Walnut wardrobes, Oak dressing table, storage and window pelmet. TV point.



## **BEDROOM 4**

13' 8" x 8' 10"

Solid Oak floor. Oak dressing table, storage, window pelmet and oak window panelling. TV point.



## **REAR HALLWAY**

Solid Oak floor, wall lights and feature arched stained glass window overlooking rear.



## **FIRST FLOOR**

Solid Oak floor. Built in storage with Oak doors, and Oak stair case.

## **LANDING/STUDY AREA**

Solid pine floor. Telephone point, Velux windows, and original feature beam ceiling.



## **BEDROOM 5**

22' 5" x 14' 5"

Solid pine floor. Original feature beams, Velux window, TV point and access to eaves storage.

## **WC**

5' 9" x 5' 7"

Comprising low flush WC, pedestal wash hand basin. Velux window.



## **SHOWER ROOM:**

Comprising glass panel walk in shower unit with 'Mira Sport' electric shower, wood effect glass wash bowl with mixer taps in modern vanity unit. Velux window, extractor fan and spotlights. Tiled walls and tiled floor.

## **BEDROOM 6:**

17' 10" x 16'

Solid pine floor. Original feature beams, access to eaves storage and TV point.