

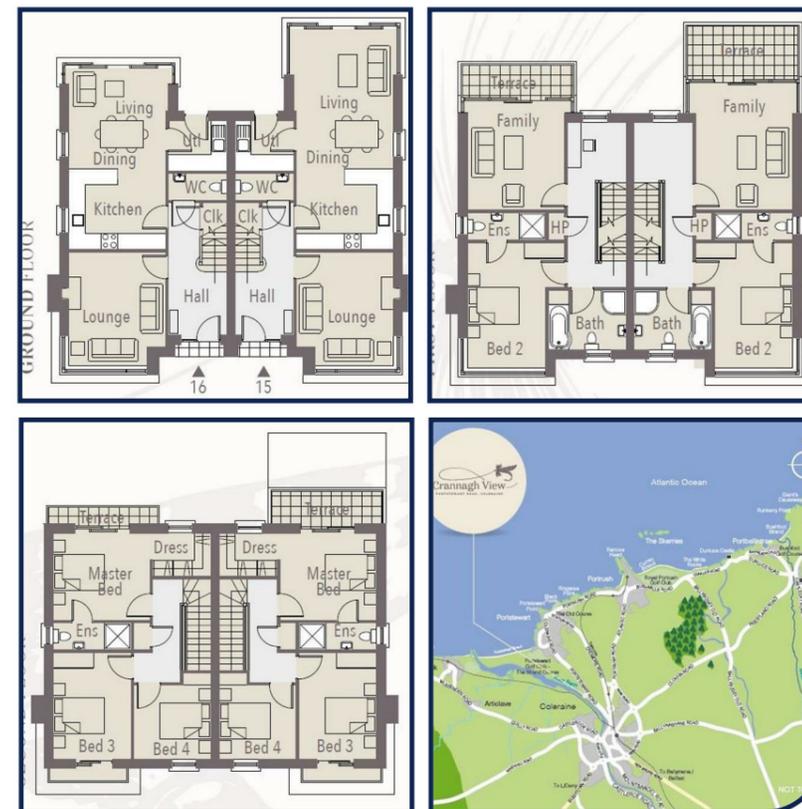
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Cranagh View, Portstewart Road, Coleraine, BT52 1EY**



- Superb Exclusive New Development
- Excellent Family Accommodation
- High Specification Turnkey Finish
- Picturesque setting along the Portstewart Road
- Convenient Location within close proximity to town centre, schools, University, Portstewart & all other local amenities

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Cranagh View is a one-off waterside development comprising a mix of spacious and light-filled three and four bedroom detached and semi-detached homes. Beautifully landscaped with access to large green spaces and the River Bann as a backdrop, this development makes the most of its unique riverside positioning with the inclusion of a securely gated jetty, perfect for warm summer evenings.

The Flemish - Superb 4 Bedroom (3 ensuite) 3 Storey Semi-detached House Approx. 1800 sq ft

**Specification to include -:**

**Kitchen & Utility Room -:**

- Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling to kitchen and dining areas
- 4" Worktop splash back
- Glass splash back (choice of colours) behind cooker

**Bathrooms, Ensuites and WCs-:**

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (Choice of colours) finish around shower enclosures
- Tiled splash back around bath and sinks

**Internal Features -:**

- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- Oak interior doors with quality ironmongery
- Moulded skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Wood burning stove with hearth in living room
- Mains supply smoke and heat detectors
- Carbon monoxide detector in living room
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for HDMI cables
- Wired for security alarm
- Oil fired central heating system with a high energy boiler
- Pressurised water system

**External Features -:**

- Beautifully designed homes by JNP Architects
- 10 year warranty
- Front and rear gardens levelled and seeded

- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include render and stonework to complement the traditional design
- Outside water tap
- PVC windows
- PVC composite door
- Feature light to front door

