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**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
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 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COLERAINE**

87A Mountsandel Road  
 BT52 1TA

Offers Over £395,000

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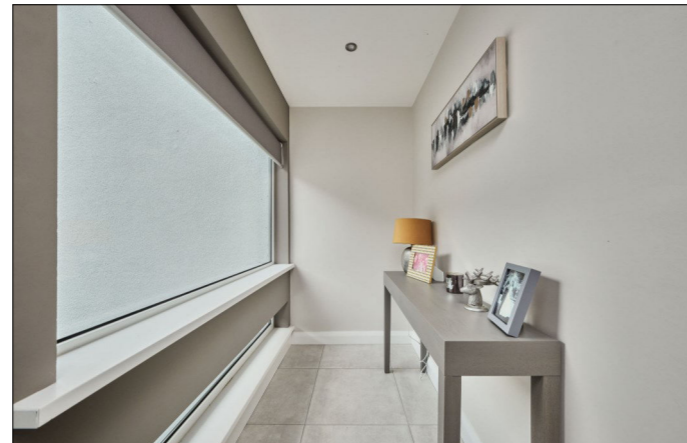
Situated on a substantial corner site (approx. 1/4 acre) on the Mountsandel Road, this is a truly outstanding four bedroom detached family home which is immaculately presented and has been finished to an exacting standard throughout. Having been fully renovated in 2020, the property itself extends to approximately 2,207 sq. ft. of luxury living space and has been finished to an exceptional standard throughout. Internally the property is bright and spacious and has been beautifully presented by the current owners creating a contemporary flow. Located on the well established Mountsandel Road, 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 with fully enclosed rear garden/court yard and benefits from a double detached garage. Location wise, the property will ensure ease of access to the commuter via main arterial routes to Belfast and Londonderry and is a short drive/walk into Coleraine town centre. This is a fantastic one off opportunity to acquire a fabulous family home of exceptional design and quality all round.

Leaving Coleraine on the Mountsandel Road, go through the Rugby Avenue mini roundabout, No. 87a is on the right hand side on the corner with Ratheane Avenue.

#### ACCOMMODATION COMPRISES:

##### Entrance Hall:

4'2 wide with tiled floor, recessed lights and open tread stairs leading to first floor.



##### Living Room:

With T.V. point, laminate wood floor and patio doors leading to rear. 11'9 x 9'9



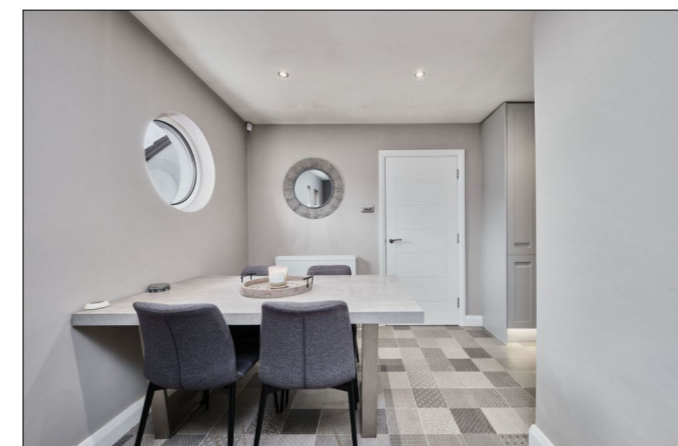
##### Kitchen:

With stainless steel Frankie bowl and a half sink unit, high and low level built in units with recessed lighting in kickboard, 'Neff' 5 ring gas hob set in 'Quartz' worktop with splashback and upstands, glass and stainless steel extractor fan above, integrated 'Neff' eye-level double oven, integrated fridge freezer and dish washer, larder cupboard, additional storage cupboards throughout, saucepan drawers, vertical radiator, recessed lights, CO2 detector, tiled floor. 14'7 x 14'4



##### Dining Area:

With dimmer control panel, recessed lights, tiled floor and Port Hole window. 7'6 x 7'4





**Family Area:**

With T.V. and Wi-Fi points, dimmer control panels, vertical radiator, recessed lights and tiled floor.

10'10 x 10'9



**Snug:**

With 'Gazco loft' gas stove, CO2 detector, T.V. point, recessed lights, laminate wood floor. 16'5 x 10'9



**Conservatory:**

With tiled floor and patio doors leading to side of property. 12'10 x 10'9



**Utility Room:**

With bowl and a half stainless steel sink unit, Low level units, plumbed for automatic washing machine and tumble dryer, 'Worcester Bosch' boiler (8 year guarantee remains), CO2 detector.

10'2 x 6'0





**Bedroom 4:**

With laminate wood floor. 11'8 x 10'4



**Shower Room:**

With w.c., wash hand basin set in floating vanity unit, fully tiled walk in shower cubicle with mains shower, shaver point, extractor fan, recessed lights, tiled floor and skirtings. 8'5 x 5'8



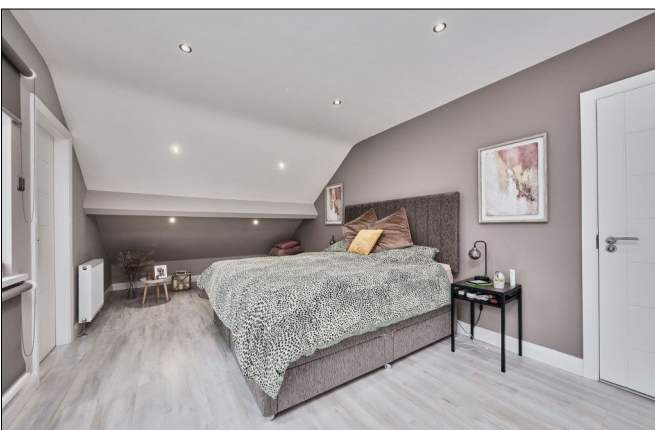
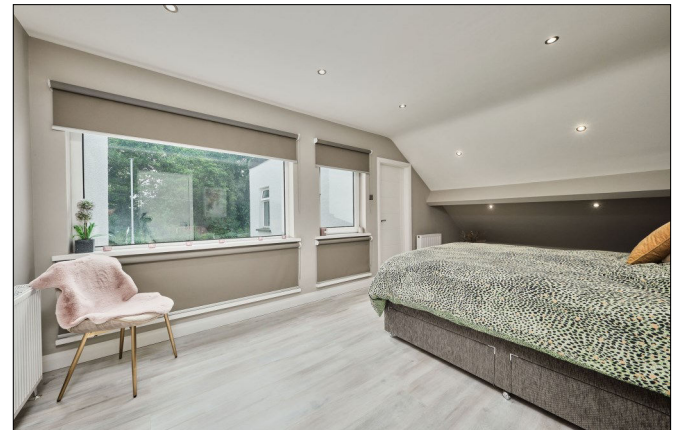
**FIRST FLOOR:**

**Landing:**

With laminate wood floor leading to bedrooms and bathroom, recessed lights. 12'8 x 2'5

**Bedroom 1:**

With dimmer control panel, recessed lights, laminate wood floor and storage in eaves. 16'9 x 10'11

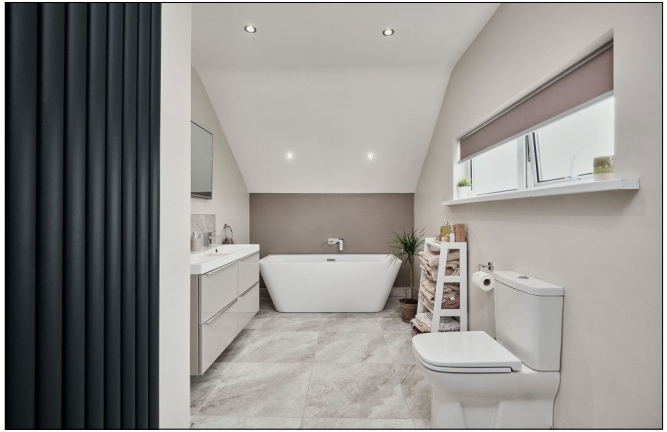




**Main Bathroom:**

**Ensuite access from master bedroom.**

With double sink unit set in floating vanity unit with tiled splashback and storage below, shaver point, w.c., large fully tiled walk in shower cubicle with rainfall shower fitting and additional hand held shower fitting, contemporary free standing bath with central tap recessed in wall above, chrome heated towel rail, double vertical radiator, recessed lights, tiled floor and skirtings, extractor fan. 17'0 x 7'4



**Dressing Room:**

With built in wardrobe fittings comprising open shelves, 2 large drawer banks, hanging rails, pull-out shoe racks, floating dressing table with drawer below, recessed lights and laminate wood floor. 16'5 x 10'9

Please note there is also additional storage space behind the shelving and hanging space.



**Bedroom 2:**

With T.V. point, laminate wood floor and sliding door leading to Ensuite. 11'9 x 9'9





**Ensuite** with sink set in floating vanity unit having tiled splashback and storage below, w.c., double sized fully tiled walk in shower cubicle with rainfall shower fitting and additional hand held shower attachment, double vertical radiator, tiled floor and skirtings. 8'5 x 5'7



**Bedroom 3:**

With T.V. point, laminate wood floor and access to roof space via a pull down ladder. 11'10 x 10'6  
Roof space is fully floored, has a light and is a cut roof so may be suitable for conversion.



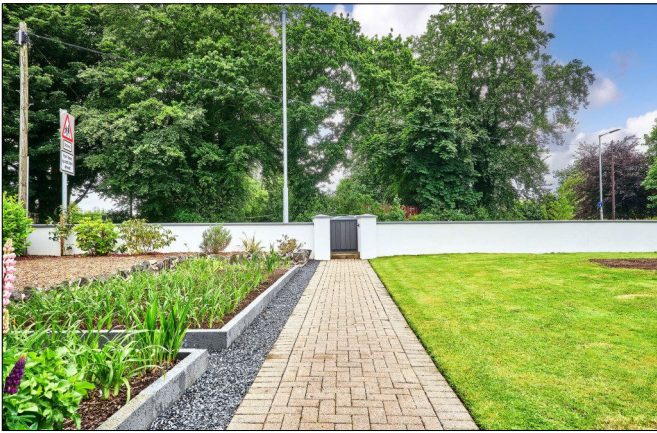
**EXTERIOR FEATURES:**

Outside to rear there is a pleasant private courtyard, paved with Tobermore Brick and having a westerly aspect with established raised flower beds, external lighting and tap.

Outside to front there is a walled in garden with established shrubs and flowerbeds, block paving walk ways and tiled doorstep. Tarmac driveway leading to two garages 19'1 x 9'6 and 19'1 x 9'9 with PVC electric doors operated by remote control having light, power points, additional external tap and high vaulted ceilings.









**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* uPVC Double Glazed Windows
- \*\* Two Separate Adjacent Garages
- \*\* 4 Reception Rooms, 4 Bedrooms, 3 Bathrooms
- \*\* Excellent Contemporary Décor Throughout
- \*\* Fully Refurbished including Rewiring, Replumbing & Replastering
- \*\* Remodelled To Include New Kitchen, Bathrooms, Ensuites, Flooring & Chrome Fittings Throughout
- \*\* Burglar Alarm (With 2 Control Panels) & 3 External Security Lights
- \*\* Westerly Facing Rear Garden Area
- \*\* Honeywell Evo Home Wireless Zoned Heating System
- \*\* Composite Front Door, Rear Door, Front Gate & Back Gate
- \*\* 1/4 Acre Site (Approx.)

**TENURE:**

Freehold

**CAPITAL VALUE:**

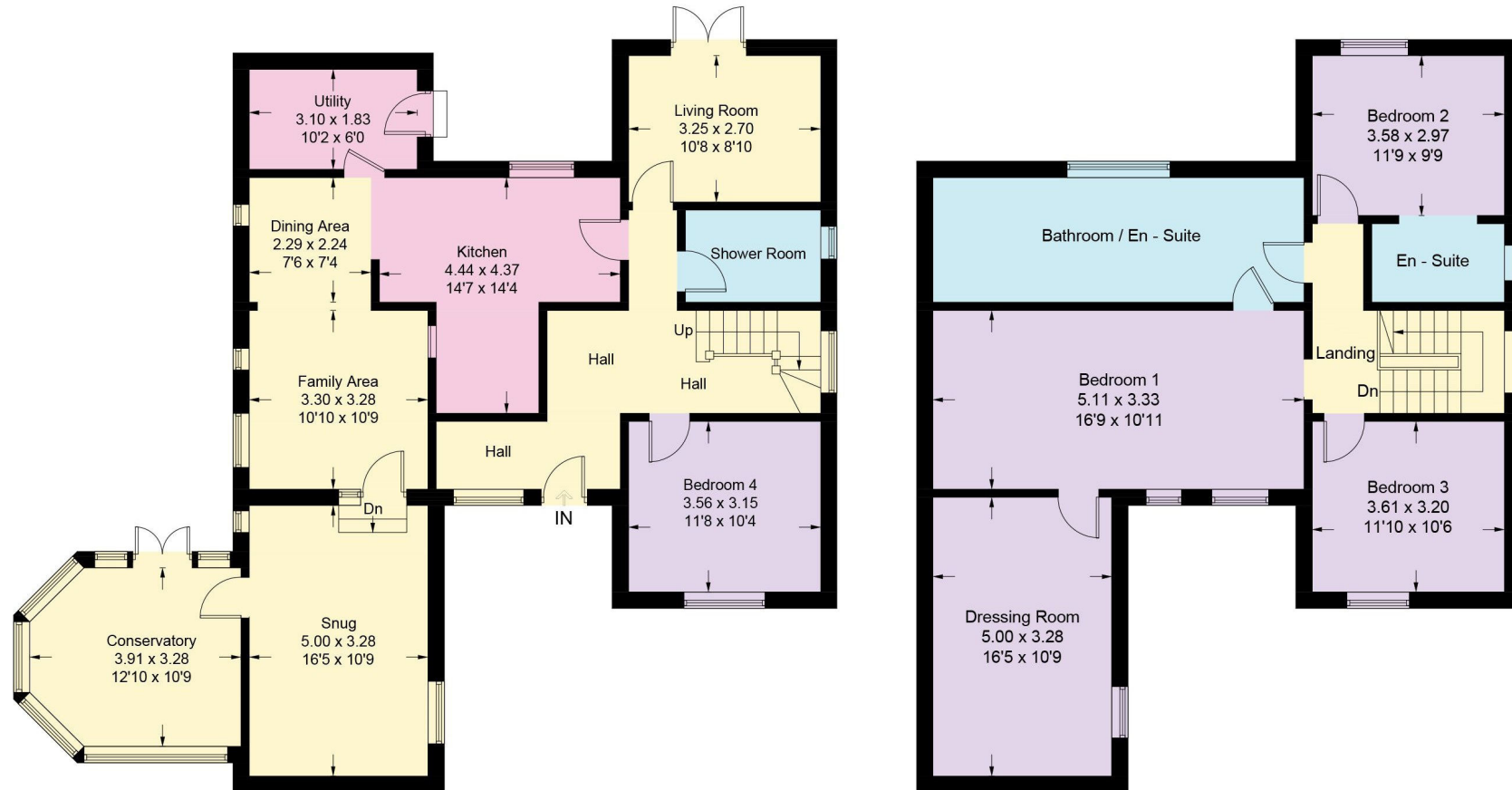
£200,000 (Rates: £1,960.80)





# 87A Mountsandel Road

Approximate Gross Internal Area = 205 sq m / 2207 sq ft



Ground Floor

First Floor



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094430)