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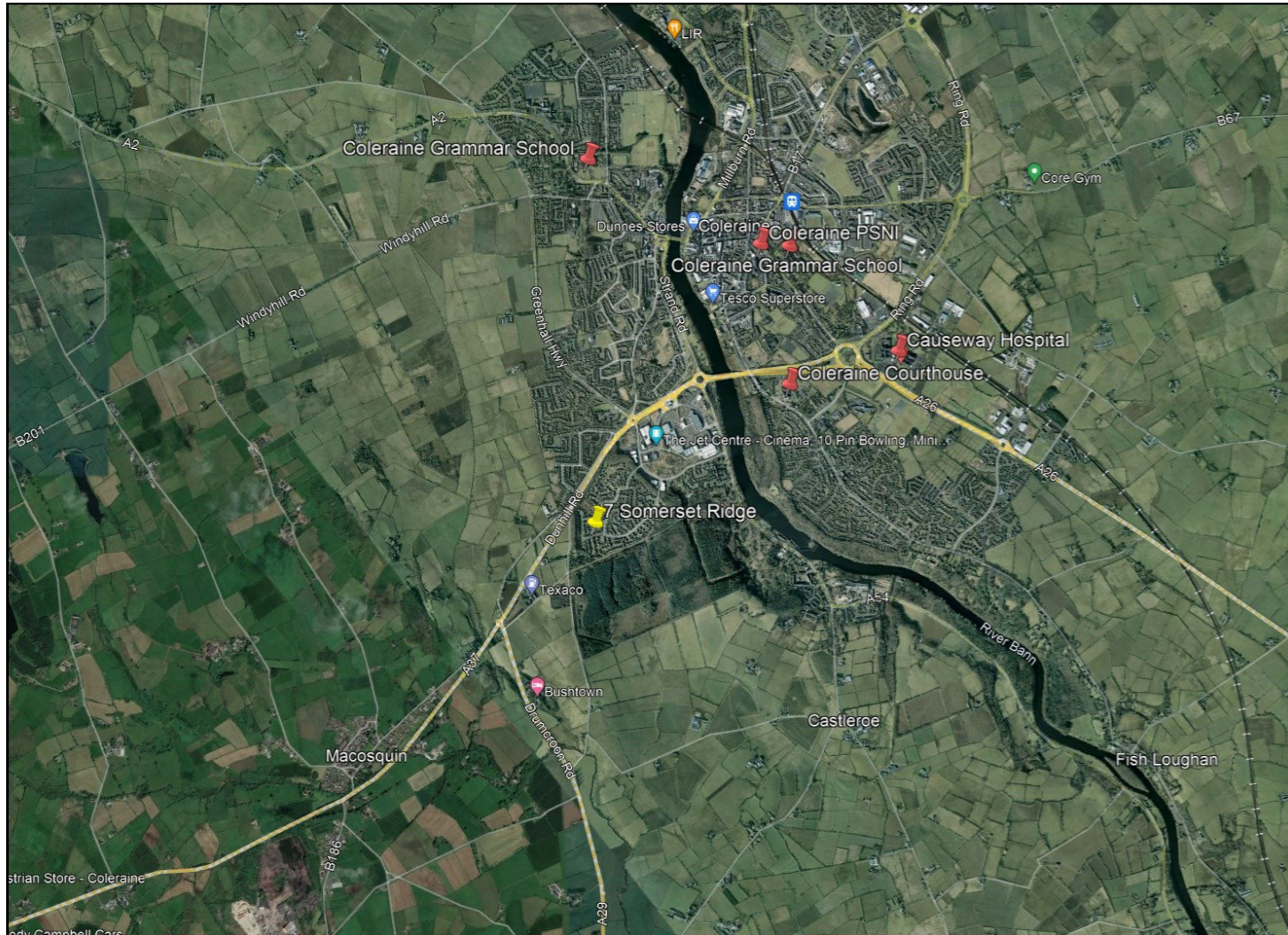
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**To arrange a private consultation appointment,  
please contact Armstrong Gordon on  
028 7083 2000**



# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

## COLERAINE

7 Somerset Ridge

BT51 3GL

Offers Around £350,000

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Located on a generously proportioned mature site on the edge of Coleraine, this is a beautiful four bedroom detached family home which is immaculately presented throughout. Having been constructed circa 1998, the property itself extends to approximately 2120 sq ft of purely family living space and has been well maintained over the years. Internally the property is both bright and spacious with well laid out rooms. Externally the property benefits from mature gardens to front, side and rear and is approached by a generous sized tarmac driveway leading to integral garage. Location wise, 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. This is a fantastic opportunity to acquire a fabulous family home in great decorative order with plenty of garden space all around.

Leaving Coleraine on the Dunhill Road, turn left at the Greenmount Roundabout onto Somerset Road. Take your first right after Roadside Garages into Somerset Ridge. No. 7 will be located at the top of the development on your right hand side opposite the entrance to Litchfield Park.

**ACCOMMODATION COMPRISES:**

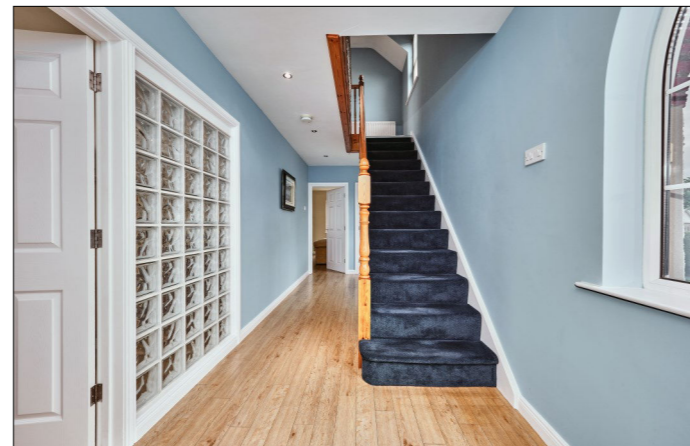
**FIRST FLOOR:**

**Entrance Hall:**

7'0 wide with recessed lighting, Amtico flooring and feature glass blocks through to kitchen/dining.

**Separate W.C.:**

With wash hand basin, half tiled walls and tiled floor.



**Kitchen: 13'4 x 12'6**

With bowl and half single drainer stainless steel sink unit, high and low level built in units, stainless steel splashback, space for fridge freezer, integrated dishwasher, eye level oven, large corner pantry, glass display cabinets, wine rack, saucepan drawers, island with four ring gas hob, stainless steel extractor fan above, additional saucepan drawers below, recessed lighting and Amtico flooring.



**Steps down to:**

**Dining Area:**

With wiring for wall lights and Amtico flooring. 9'8 x 9'7



**Family Area:**

With Victorian style fireplace with tiled hearth, recessed lighting, Amtico flooring and French PVC doors leading to rear garden. 12'6 x 10'7



**Utility Room:**

With single drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine, part tiled walls, Amtico flooring and pedestrian door leading to integral garage. 9'7 x 4'9

**Lounge:**

With Victorian style fireplace with cast iron and tiled inset, tiled hearth, Amtico flooring and French doors leading to sun room. 15'4 x 12'7





**Sun Room:**

With recessed lighting, tiled floor and PVC pedestrian door leading to rear garden. 12'7 x 10'2



**Study/Office:**

12'6 x 6'5

**FIRST FLOOR:**

**Landing:**

With hot press, access to roof space accessed by Slingsby ladder which is fully floored with light and power points, additional storage, recessed lighting and Amtico flooring.



**Bedroom 1:**

With Amtico flooring. 11'8 x 11'5

**Ensuite** off with w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, recessed lighting and extractor fan.





**Bedroom 2:**

With Amtico flooring. 10'8 x 10'5 average



**Bedroom 3:**

With Amtico flooring. 12'7 x 10'2 average



**Bedroom 4:**

With Amtico flooring. 12'3 x 9'7 average



**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, recessed lighting and extractor fan.





**EXTERIOR FEATURES:**

Garden to rear is laid in lawn and fully fenced in with extensive paved patio area, additional patio area surrounded by fencing and shrubbery. Large decked area with screened areas. Lights to front and rear. Tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Good Decorative Order
- \*\* Popular Residential Area

**TENURE:**

TBC

**CAPITAL VALUE:**

£185,000 (Rates: £1813.74 p/a approx.)

