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## KINNYGLASS ROAD, COLERAINE

**Exclusive newly constructed detached family residence specifically designed to provide spacious living accommodation for the modern lifestyle.**

**6 Bedrooms with 6 En-suites**

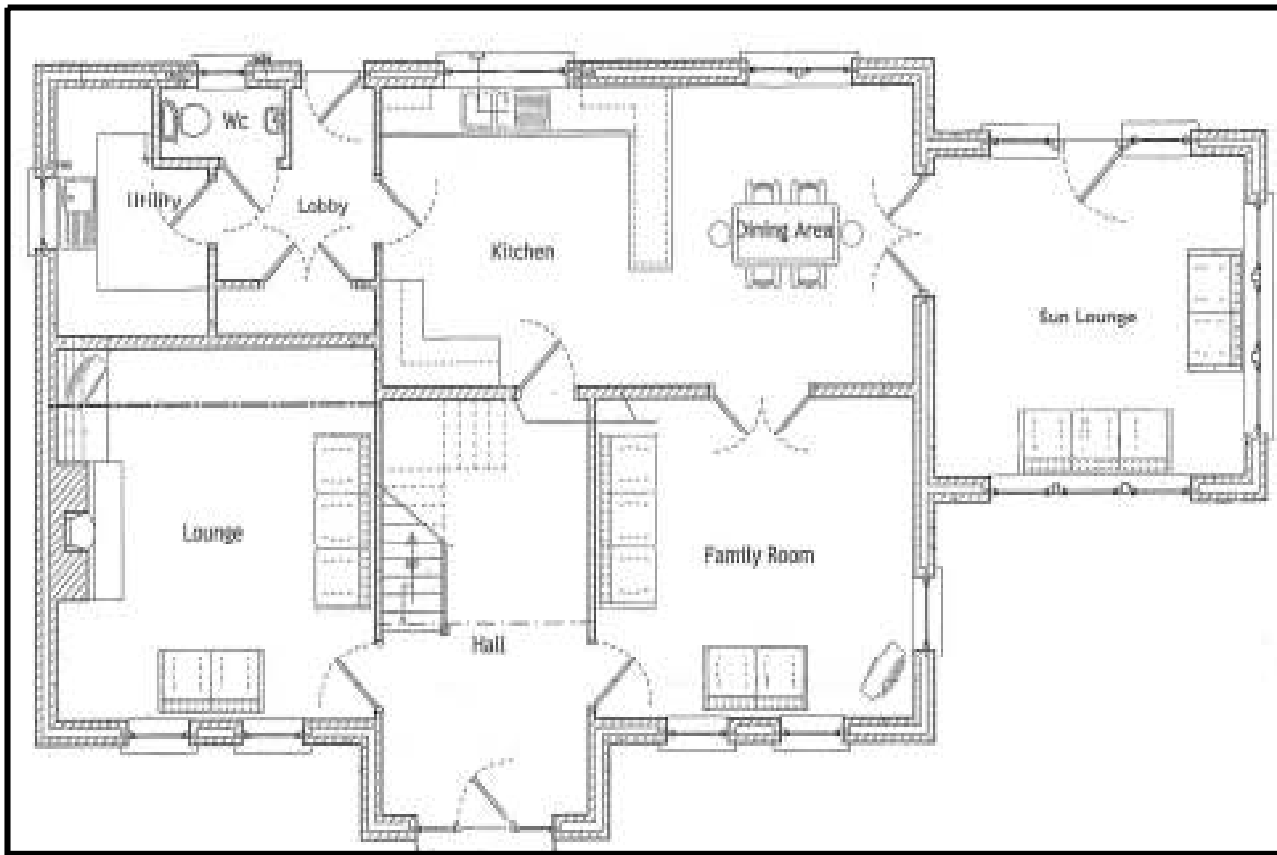
**Set in a delightful rural location while offering easy commuting access to Coleraine.**



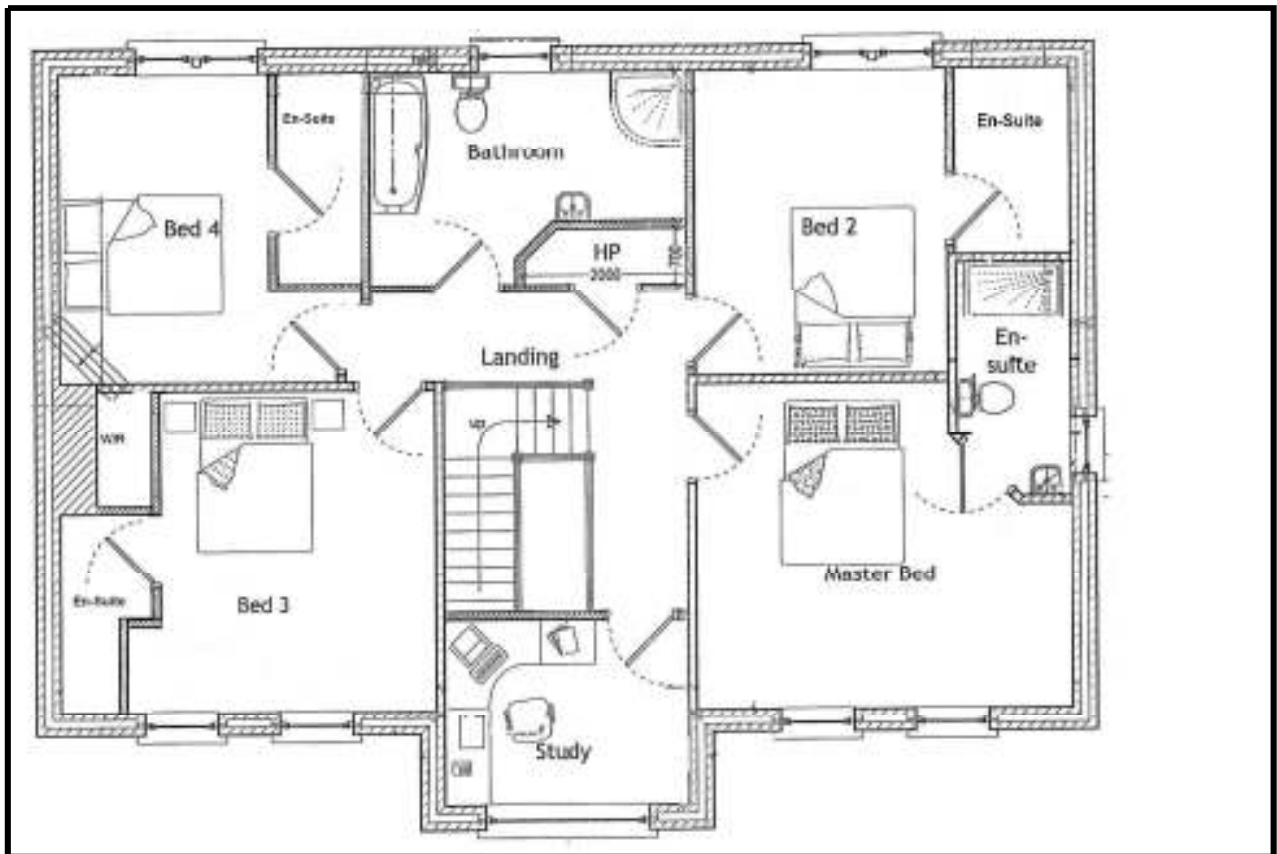
**Offers in the Region of £350,000**  
VIEWING BY APPOINTMENT THROUGH AGENT

10 Dunmore Street | Coleraine | 028 7032 0220

## Ground Floor Plan



## First Floor Plan



The layout of this property has now changed. The property now includes a second floor and in total 6 bedrooms with 6 en-suites.

## Accommodation

Entrance Hall

Lounge: 17'2 x 16'

Family Room: 16' x 14'5

Kitchen/ Dining: 27'1 x 14'4 Down lights in ceiling.

Sunroom: 15'4 x 14'7 Down lights in ceiling.

Utility Room: 12'1 x 7'2 Down lights in ceiling.

Rear Porch

Separate WC and Wash Hand Basin

First Floor Landing:

Master Bedroom: 15'9 x 14'6  
En-Suite

Bedroom 2: 14'8 x 10'10  
En-Suite

Bedroom 3: 14'6 x 11'1  
En-Suite

Bedroom 4: 14'8 x 11'10  
En-Suite

Study :  
10'8 x 10'4

Second Floor Landing

Bedroom 5: 14' x 10'9 (Reduced head height) Store.  
En-Suite

Bedroom 6: 15'9 x 13'2 (Reduced head height) Store.  
En-Suite



- TURNKEY FINISH
- OAK DOORS, SKIRTING'S AND ARCHITRAVES
- PVC DOUBLE GLAZED WINDOWS AND FASCIAS
  - OIL FIRED CENTRAL HEATING
  - PRESSURISED WATER SYSTEM
    - BURGLAR ALARM
    - BUILT-IN VACUUM SYSTEM
      - LUXURY KITCHEN
      - GRANITE WORK TOPS
      - INTEGRATED DISH WASHER
    - PLUMBED FOR 'AMERICAN' FRIDGE
  - CHROME SOCKETS AND LIGHT FITTINGS DOWNSTAIRS
    - SOLID FLOORS UPSTAIRS
    - SCREENED DRIVEWAY
  - GARDENS LEVELED AND TOP SOILED
    - DETACHED DOUBLE GARAGE
    - DOUBLE ELECTRIC ROLLER DOORS
    - N.H.B.C. 10 YEAR GUARANTEE