



## New Build at 56b Cashel Road, Coleraine, BT51 4NU

Guide Price £369,950



## Features

- Newly constructed luxury detached family home tucked away in a quiet and peaceful rural setting a short drive from Coleraine.
- Four bedroom/three reception dwelling extending to over 3,000 sq.ft. (to include upstairs) and finished to a high specification internally and externally.
- Fabulous classic and timeless-style open plan kitchen/dining/living area with; granite worktops and sills; central island with built-in breakfast bar; Belfast sink; larder cupboards, etc.
- Underfloor heating to entire ground floor.
- High energy rating with features such as: low energy lighting; highly efficient condensing oil burner; high levels of insulation to walls, cavities and roof; etc.
- Master bedroom with en suite which opens out onto a large Tobermore Concrete brick paved patio to rear.
- External finish: tarmac to 4m wide entrance laneway and front of dwelling; lawns sewn; kerbing; Tobermore Concrete patio area to rear; perimeter fencing, etc.
- Generously proportioned plot offering ample car parking facilities for multiple vehicles to front of dwelling.
- Attic trusses in situ for additional upstairs accommodation (subject to all permissions and consents).
- Conveniently located and within easy driving to Coleraine, Limavady, the North Coast, Ballymoney, etc.
- Full detailed specification available on request.
- Viewings strictly by Private Appointment only.

## Contact Us

Viewing By Appointment Only

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Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

## 56B Cashel Road, Macosquin, Coleraine, BT51 4NU

Approximate Gross Internal Area = 283.0 sq m / 3041 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1154956)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.