

Master Bedroom 15'2 (inc bay) x 14'0
With laminated wooden flooring.
Ensuite comprising WC, vanity unit, tiled walk-in shower cubicle, Grohe mains shower fitting, shaver point, tiled floor

Bedroom (2.) 12'5 x 9'9
With built-in wardrobes and laminated wooden flooring

Bathroom and WC combined
With tiled walk-in shower cubicle, mains Grohe shower fitting, extractor fan, recessed lights, part tiled around bath and wash hand basin, tiled floor



Exterior Features

Gated access from Mountsandel Road to communal grounds and allocated parking space

Other Features

- Gas Fired Heating
- uPVC Double Glazed Windows
- White Panel Internal Doors
- Direct Views to the River Bann
- Prime Residential Location
- Management Company in Place

For further details and Permission to View Contact Selling Agents
PC:19072017
Ref: CR4426.MP.030517



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COLERAINE
6 Ardbana, Riverside, BT52 1XJ

Set on a choice riverside location in one of Coleraine's most sought after private and gated developments, this exceptional two bedroom apartment has been finished and maintained to an exacting standard and cannot fail but to impress. The well proportioned living accommodation is further complimented by a central location minutes walk from Coleraine town centre and allocated parking space which only enhances the appeal of the property across the full home buying spectrum. Sure to attract a keen interest on the open market, early viewing is highly recommended!

Offers Over £159,950

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Energy Efficiency Rating		Current	Potential
(£10-150)	A		
(£151-181)	B		
(£182-212)	C		
(£213-243)	D		
(£244-274)	E		
(£275-305)	F		
(£306-350)	G		
<small>Energy efficient - higher rating costs</small>		79	82
<small>Energy efficient - lower rating costs</small>			



Location: Leave Coleraine Town Centre along the Mountsandel Road and the entrance to Ardbana is on the right hand side opposite the Doctors Surgery. No 6 is located in the lower (riverside) block

Accommodation Comprising

Communal Entrance Hall
With tiled floor

Entrance Hall
With recessed lights

Linen/Storage Cupboard
With light and tiled floor, plumed for automatic washing machine

Cloaks
With shelving, light and tiled floor

Open Plan Lounge/Dining: 22'10 x 16'1 (max)
With recessed lights and laminated wooden flooring. French Doors with side lights to:



Paved Balcony overlooking the River Bann



Kitchen: 10'3 x 8'8
With bowl and half stainless steel sink unit, range of eye and low level units with up-lighters, pull-out larder unit, display cabinet, breakfast bar divider, Zanussi Hob, under oven, stainless steel extractor, integrated fridge-freezer and slimline dishwasher, granite work top and splash back, tiled floor

