



59 RUSKY PARK, AGHADOWEY, COLERAINE, BT51 4AH

Accessed via a private tree lined driveway this detached house boasts excellent countryside views and a site extending to approximately 1 acre. Situated in one of the most prestigious areas on the North Coast this five bedroom detached property can also boast three receptions and a double garage.

Enjoying the benefits of a quiet, secluded location whilst remaining only a few minutes' drive from Coleraine town and local schools this holding will be sure to attract keen interest so early viewing is a must!

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	63
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

OFFERS AROUND £325,000

Regulated by RICS

46 High Street,
Antrim,
BT41 4BX

Tel: (028) 9446 6400

62-64 New Row,
Coleraine,
BT52 1EJ

Tel: (028) 7034 4433

20 The Diamond,
Portstewart,
BT55 7JN

Tel: (028) 7083 5444





FEATURES

Property extends to approximately 3,340 sqft.

Site extends to approximately 1 acre.

4 bedrooms (2 with ensembles), Study / bedroom 5, Living / dining / kitchen, Utility room, Lounge, Sunroom / Garden room, Downstairs WC, Bathroom, Double garage.

Tree lined driveway leading to the property.

Master suite with dressing room, ensuite and private terrace with beautiful views.

Superb reception hall with oak staircase and minstrel style balcony.

Oak flooring throughout the property.

Stunning gardens laid in lawn, with flowerbeds, mature trees, bushes and stoned driveway.

Excellent countryside and river views from all rooms to the rear.

Private and tranquil location but still remaining close to town, primary, secondary and grammar schools.

Double glazing windows in uPVC frames.

Oil fired central heating system.

ACCOMMODATION

RECEPTION HALL

Solid wood floor, minstrel balcony, double height ceiling with Velux windows. Recessed lighting and telephone point.

HALLWAY

Solid wood floor and under stairs storage.

LIVING / DINING / KITCHEN

'L'SHAPED' (7.72m x 10.15m at widest points)

Living Area - Solid wood floor, floor to ceiling window. Fitted bookcases and storage.

Television point and beautiful views.

Kitchen Area— High and low level storage units in solid wood with granite worktops. Plumbed for American style fridge freezer and space for AGA. Belfast style sink and integrated dishwasher. Breakfast bar and centre island with storage and granite worktop.

SUNROOM

(3.76m x 3.15m)

Solid wood floor and beautiful views.



UTILITY ROOM

Tiled floor with high and low level storage units in solid wood and with granite worktops. Access to rear garden.

DOWNSTAIRS WC

Tiled floor with low flush WC, vanity unit and wash hand basin.

STUDY

(3.81m x 2.87)

Solid wood floor and telephone point.

BEDROOM (4.18m x 3.1m)

Double room with solid wood floor.

ENSUITE: low flush WC, vanity unit and wash hand basin, shower cubicle with mains shower.



LOUNGE (5.75m x 4.44m)

Solid wood floor, wood burning stove and television point. Patio doors and beautiful views.

FIRST FLOOR

Carpeted landing with balcony overlooking reception hall. Fitted bookcase, access to attic, hot press and storage.

BEDROOM (4m x 4m)

Double room with solid wood floor. Fitted wardrobes and television point.



BATHROOM

Tiled floor, bath with shower head attachment. Low flush WC, vanity unit and wash hand basin, shower cubicle with mains shower. Recessed lighting and Velux window.

MASTER BEDROOM (7m x 4m)

Suite includes:

Dressing Room – Dressing area with fitted slide robes.

Glass fronted doors to terrace

Ensuite – Tiled floor, low flush WC, shower cubicle with mains shower, vanity unit and wash hand basin. Recessed lighting and Velux window.



BEDROOM (4.73m x 3.73m)

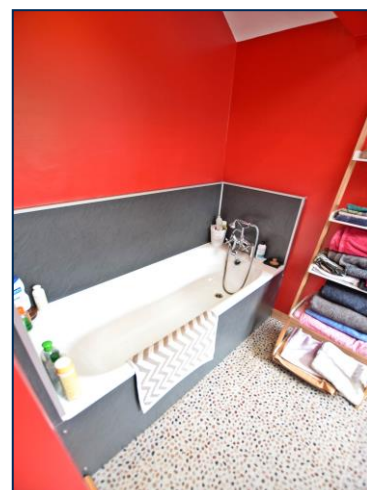
Double room, solid wood floor and mirrored slide robes. Beautiful views from large window.

EXTERNAL FEATURES

DETACHED GARAGE (6.16m x 5m)

Roller doors, electricity supply and lighting.

- Site extends to approximately 1 acre.
- Concrete, tree lined driveway leading to tarmac front yard.
- Several large patio areas which take advantage of the sun and the countryside views.
- Main body of the land in lawn to the rear of the property



ANNUAL RATES: £1949

VIEWING

By appointment with Selling Agents:

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MORTGAGE ADVICE

We strongly advise all potential buyers to take advantage of our in-house Independent Mortgage Adviser, Stephen Wilson. For a no obligation consultation call him today on 028 703 44433.



Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

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