



## 16 Carthall Manor Coleraine, BT51 3GR



Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached home, in the very popular Carthall Manor development, Coleraine.

This property is finished to an excellent standard throughout, with quality finishes and excellent workmanship, the property offers ample living and bedroom space for families to enjoy.

The property benefits from a spacious plot, spacious driveway, private rear garden with large paved patio area, laid out in lawns with decorative trees and mature flower beds, all privately enclosed with fencing and hedgerows.

This family home is perfectly located within walking distance to the town centre and close proximity to a multitude of local schools, amenities and the main commuter links.

Offering excellent living accommodation, stunning internal finishes and outdoor space this property is sure to appeal to a wide range of buyers.

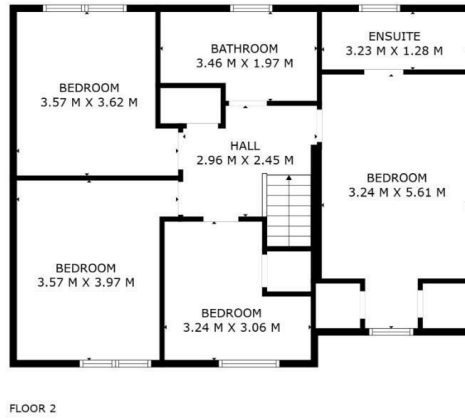
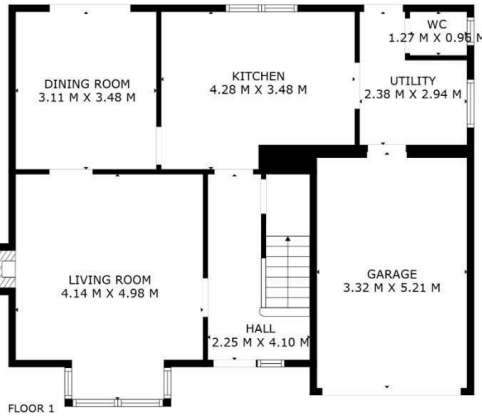
- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- 3 BATHROOMS
- CONTEMPORARY FINISHES THROUGHOUT
- DOUBLE GLAZING
- LARGE DOUBLE BEDROOMS
- MASTER ENSUITE
- OFCH
- LARGE SITE WITH MATURE GARDENS
- SOUGHT AFTER LOCATION

Offers over **£274,950**



# 16 Carthall Manor

## COLERAINE



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents

Tel: 028 7187 6261 | Email: [info@homepageonline.co.uk](mailto:info@homepageonline.co.uk)

[www.clickhomepage.online](http://www.clickhomepage.online)

