



Cranagh View

PORTSTEWART ROAD, COLERAINE

THE NEXT WAVE OF WATERFRONT LIVING

LIVE AT CRANAGH VIEW
AND EMBRACE
A WATERFRONT LIFESTYLE


Cranagh View
PORTSTEWART ROAD, COLERAINE

Cranagh View is a one-off waterside development comprising a mix of spacious and light-filled, three and four bedroom detached and semi-detached homes. Beautifully landscaped with access to large green spaces and the River Bann as a backdrop, this development makes the most of its unique riverside positioning with the inclusion of a securely gated jetty, perfect for warm summer evenings.

CGI shown for illustration purposes only

Cranagh View

PORTSTEWART ROAD, COLERAINE

Conveniently located between Coleraine and Portstewart, there is an abundance of amenities and activities within close proximity.

Cranagh View is 5 minutes drive from the vibrant Coleraine town centre, within walking distance of Ulster University's Coleraine campus and close to many of the north coast's famous landmarks including the stunning Portstewart Strand and Giant's Causeway.

Renowned eateries such as Harry's Shack at Portstewart Strand and the Ramore in Portrush are a short drive away, award winning live theatre is within walking distance at the Riverside Theatre and the opportunity for watersports is on your doorstep at the Edge Watersports Activity Centre. Golf enthusiasts are also well catered for with Portstewart and Royal Portrush Golf Clubs within easy reach.

Moreover, there is an excellent bus service on the Portstewart Road offering a speedy commute to Coleraine and neighbouring towns, and direct road and rail connections to Belfast and Derry/Londonderry.



Coleraine Town Centre



Coleraine Town Hall



Coleraine Marina

THE NEXT WAVE OF WATERFRONT LIVING



SITE LAYOUT



THE ADMIRAL



THE BEAUFORT



THE CLIPPER



THE DORY



THE ENSIGN

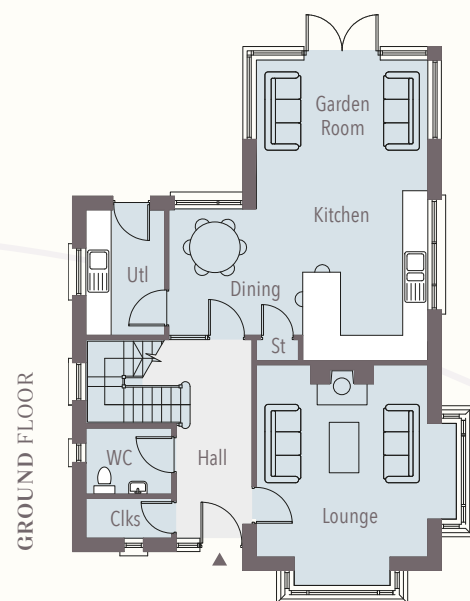


THE FLEMISH

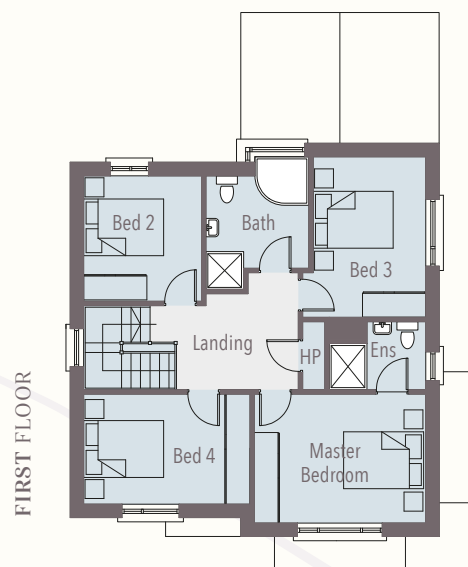


THE ADMIRAL SITES 1 | 3 | 8 | 9

4 bedroom detached family home. Total floor area: 1612 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	14'9" x 13'2"	4.53 x 4.01
Kitchen Dining	20'2" x 12'4"	6.16 x 3.79
Garden Room	13'2" x 10'4"	4.01 x 3.15
Utility	9'6" x 5'9"	2.94 x 1.80

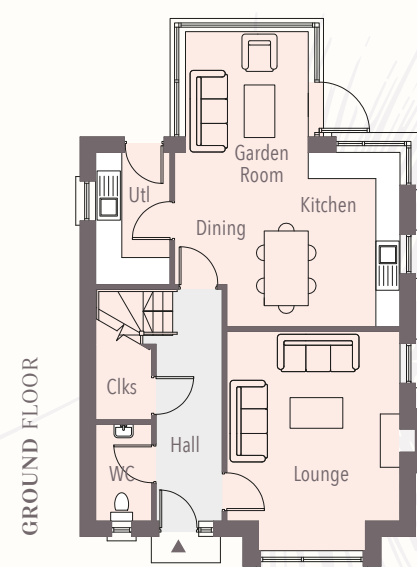


FIRST FLOOR	Ft	M
Master Bedroom	13'2" x 9'8"	4.01 x 2.98
Ensuite	7'4" x 4'8"	2.26 x 1.45
Bedroom 2	9'6" x 9'2"	2.94 x 2.80
Bedroom 3	13'1" x 9'6"	3.99 x 2.91
Bedroom 4	12'10" x 8'3"	3.95 x 2.53
Bathroom	9'6" x 7'1"	2.94 x 2.15

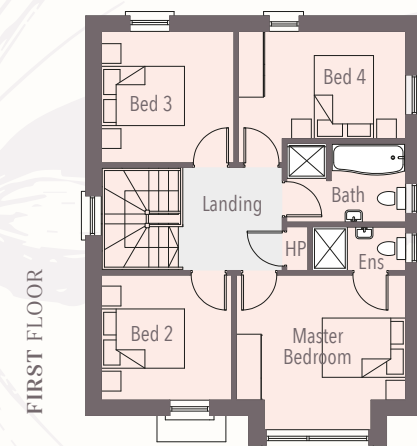


THE BEAUFORT SITES 2 | 6 | 7 |

4 bedroom detached family home. Total floor area: 1374 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	16'4" x 12'5"	5.00 x 3.81
Kitchen Dining	16'5" x 13'0"	5.02 x 3.97
Garden Room	9'1" x 7'7"	2.77 x 2.35
Utility	9'6" x 5'10"	2.93 x 1.81

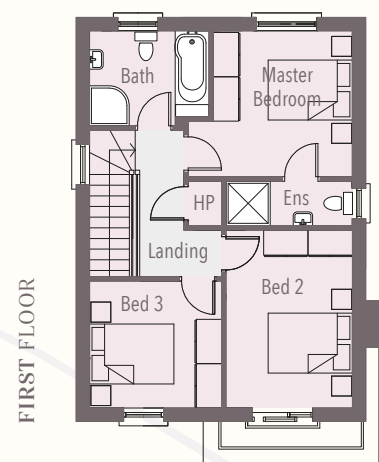
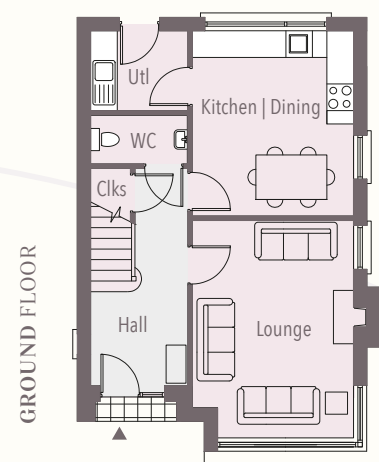


FIRST FLOOR	Ft	M
Master Bedroom	12'5" x 11'8"	3.81 x 3.61
Ensuite	6'9" x 3'3"	2.10 x 1.00
Bedroom 2	9'9" x 9'6"	3.02 x 2.93
Bedroom 3	9'9" x 9'6"	3.02 x 2.93
Bedroom 4	12'5" x 7'7"	3.81 x 2.35
Bathroom	8'9" x 5'9"	2.70 x 1.81



THE CLIPPER SITE 22

3 bedroom detached family home. Total floor area: 1094 sq ft



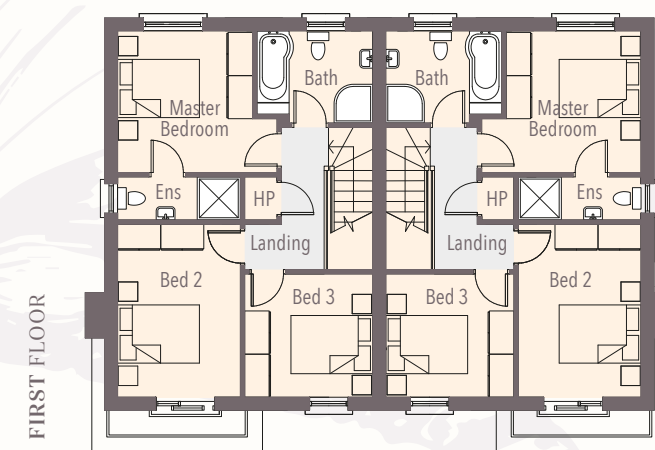
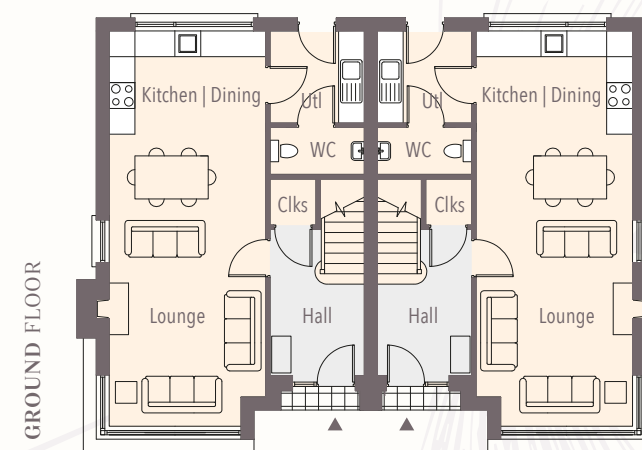
GROUND FLOOR	Ft	M
Entrance Hall, separate Cloakroom		
Lounge	15'8" x 11'6"	4.82 x 3.53
Kitchen Dining	13'6" x 11'6"	4.15 x 3.53
Utility	7'2" x 5'9"	2.19 x 1.80
WC	7'2" x 3'6"	2.19 x 1.10

FIRST FLOOR	Ft	M
Master Bedroom	10'4" x 9'9"	3.18 x 3.03
Ensuite	9'2" x 3'3"	2.80 x 1.00
Bedroom 2	13'2" x 9'2"	4.01 x 2.80
Bedroom 3	9'6" x 9'4"	2.92 x 2.86
Bathroom	8'8" x 7'1"	2.69 x 2.14



THE DORY SITES 4 | 5 | 10 | 11 | 12 | 13 | 23 | 24

3 bedroom semi detached family home. Total floor area: 1094 sq ft



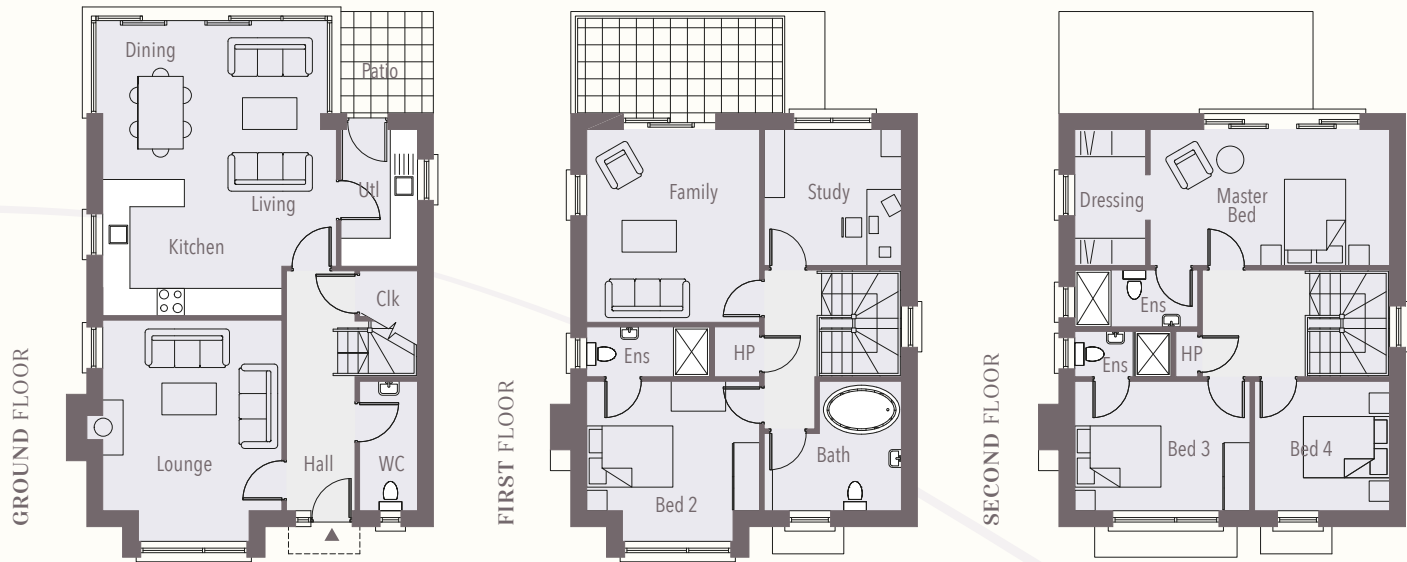
GROUND FLOOR	Ft	M
Entrance Hall, separate Cloakroom		
Lounge	15'8" x 11'6"	4.82 x 3.53
Kitchen Dining	13'6" x 11'6"	4.15 x 3.53
Utility	7'2" x 5'9"	2.19 x 1.80
WC	7'2" x 3'6"	2.19 x 1.10

FIRST FLOOR	Ft	M
Master Bedroom	10'4" x 9'9"	3.18 x 3.03
Ensuite	9'2" x 3'3"	2.80 x 1.00
Bedroom 2	13'2" x 9'2"	4.01 x 2.80
Bedroom 3	9'6" x 9'4"	2.92 x 2.86
Bathroom	8'8" x 7'1"	2.69 x 2.14



THE ENSIGN SITES 14 | 21

4 bedroom detached family home. Total floor area: 2030 sq ft



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	13'8" x 12'4"	4.20 x 3.77
Kitchen Dine Liv	20'10" x 16'9"	6.40 x 5.15
Utility	9'7" x 5'5"	2.97 x 1.68

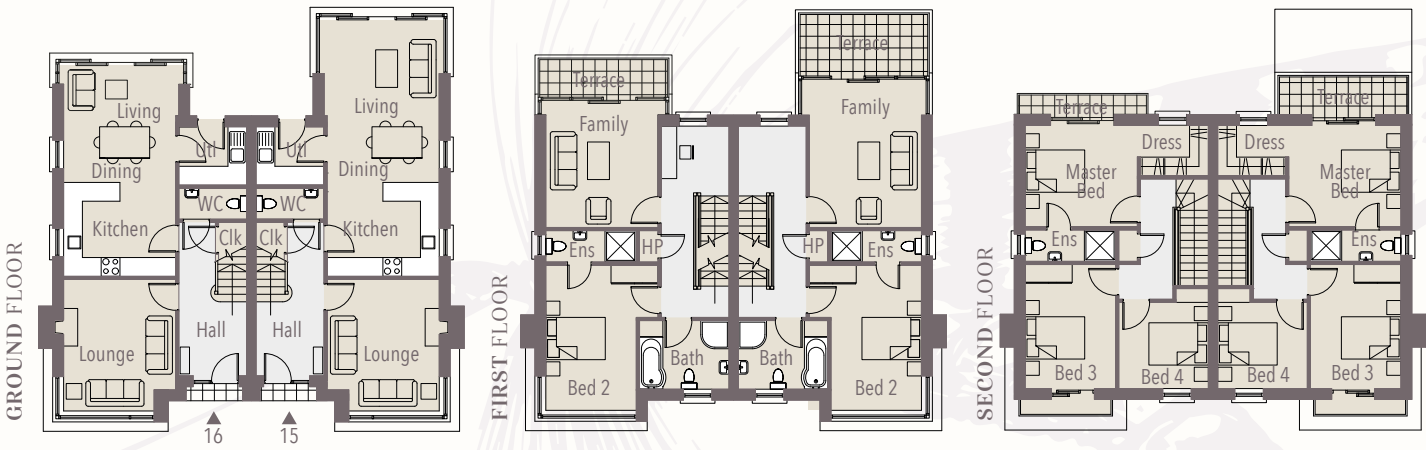
FIRST FLOOR	Ft	M
Family	13'9" x 12'5"	4.25 x 3.81
Study	9'9" x 9'9"	3.02 x 3.01
Bedroom 2	12'5" x 9'3"	3.81 x 2.85
Ensuite	9'2" x 3'6"	2.79 x 1.10
Bathroom	9'9" x 9'3"	3.02 x 2.85

SECOND FLOOR	Ft	M
Master Bedroom	17'5" x 9'9"	5.34 x 3.01
Dressing	9'9" x 4'9"	3.01 x 1.50
Ensuite	8'9" x 4'1"	2.71 x 1.23
Bedroom 3	12'5" x 9'3"	3.81 x 2.85
Ensuite	6'10" x 3'3"	2.12 x 1.00
Bedroom 4	9'9" x 9'3"	3.02 x 2.85



THE FLEMISH (F) SITES 15 | 16 | 17 | 18 | 19 | 20

4 bedroom semi detached family home.
Site No.16 Total floor area: 1720 sq ft. Site Nos.15 | 17 | 18 | 19 | 20 Total floor area: 1800 sq ft.



GROUND FLOOR	Ft	M
Entrance Hall, separate WC and Cloakroom		
Lounge	11'7" x 11'5"	3.56 x 3.52
*Kitchen Dine Liv	26'9" x 11'7"	8.19 x 3.56
Utility	6'8" x 6'1"	2.07 x 1.86

* THE FLEMISH - Site No.16
Kitchen | Dine | Liv.....22'1"x 11'7" 6.74 x 3.56

FIRST FLOOR	Ft	M
*Family	15'0" x 11'7"	4.58 x 3.56
Bedroom 2	15'2" x 11'7"	4.63 x 3.56
Ensuite	9'5" x 3'3"	2.89 x 1.00
Bathroom	8'10" x 5'9"	2.74 x 1.80

* THE FLEMISH - Site No.16
Family13'1"x 11'7" 4.00 x 3.56

SECOND FLOOR	Ft	M
Master Bedroom	11'7" x 10'6"	3.56 x 3.24
Dressing	7'2" x 5'2"	2.18 x 1.59
Ensuite	9'5" x 3'3"	2.89 x 1.00
Bedroom 3	12'10" x 9'5"	3.96 x 2.89
Bedroom 4	9'4" x 9'1"	2.86 x 2.75

EXPERIENCE A SHIMMERING
BACKDROP. THE PERFECT SETTING
TO UNWIND AT THE WATERS EDGE

A WATERFRONT COMMUNITY
OFFERING RESIDENTS A PEACEFUL
SANCTUARY IN WHICH TO
APPRECIATE ALL THAT WATERSIDE
LIVING HAS TO OFFER

QUALITY
DESIGN
WITH YOU
IN MIND



KITCHENS & UTILITY ROOMS

- > Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- > Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- > Recessed energy efficient LED spotlights to ceilings
- > Porcelain floor tiling to kitchen and dining areas
- > 4" Worktop splashback
- > Stainless steel splashback behind cooker

BATHROOMS, ENSUITES AND WCS

- > Contemporary white sanitary ware with chrome fittings
- > Recessed energy efficient LED spotlights to ceilings
- > Ceramic floor tiling
- > Tiled splashback around bath, sinks and showers

INTERNAL FEATURES

- > Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- > Pre-finished interior doors with quality ironmongery
- > MDF skirting and architrave
- > Carpets to lounge, stairs, landing and bedrooms
- > Multi fuel burning stove with hearth in living room
- > Mains supply smoke and heat detectors
- > Carbon monoxide detector in living room
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for satellite TV
- > Wired for security alarm
- > Gas heating system with a high energy boiler
- > Pressurised water system

EXTERNAL FEATURES

- > Beautifully designed homes by Kevin Cartin Architects
- > 10-year warranty
- > Front and rear gardens levelled and seeded
- > Bitmac driveway
- > Rear gardens to have perimeter vertical timber fencing
- > A range of external finishes to include render and stonework to complement the modern design
- > Outside water tap
- > PVC windows
- > Composite door
- > Feature light to front door


WELCOME TO CRANAGH VIEW
A SPECTACULAR NEW
WATERFRONT DEVELOPMENT



LOCATION MAP



WELL CONNECTED

Coleraine Town Centre 1.6 miles 
 Portstewart..... 3.0 miles 
 Portrush..... 5.0 miles 
 Portballintrae 8.5 miles 

Giant's Causeway 12.0 miles 
 Ballymena 28.0 miles 
 Derry 30.0 miles 

SELLING AGENT



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DEVELOPED BY



DEVELOPMENTS LTD

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.