BERESFORD MEWS
BERESFORD AVENUE, COLERAINE

STYLISH, MODERN TOWNHOUSES AND APARTMENTS
Ideally located off Coleraine’s sought after Mountsandel Road, Beresford Mews offers a range of quality townhouses and apartments in a beautiful mews style setting within 10 minutes walk of the town centre. The town’s history and rich cultural heritage is evident everywhere you look - the beautiful Mountsandel Forest is a short walk away, and is home to Mount Sandel Fort, the oldest site of human settlement in Ireland. All along the River Bann there are riverside walks, watersports centres and forest trails for the the active and the not so active!

These homes have been designed with the elegance of the Victorian era which gives them enormous kerb appeal, and inside they feature everything required for modern day living.

For those interested in retail, schooling and recreational facilities, the location of Beresford Mews could not be better. Coleraine town centre has a number of restaurants and bars, along with traditional bakeries and grocery shops, alongside major high street shops and brands. Add to all this the close proximity of several excellent grammar and primary schools, and you have the perfect combination for modern family living.

Beresford Mews will be notable for their style and external finish and will enhance the ambience of the area - peace of mind that you couldn’t choose a better place to live.
HAMPTON TOWNHOUSES  |  TOTAL FLOOR AREA 1019 SQ FT

GROUND FLOOR
Entrance Hall with WC
Lounge  12’6” × 12’6”  3.80 × 3.80m
Kitchen | Dining  17’1” × 9’4”  5.20 × 2.86m

FIRST FLOOR
Master Bed max  12’6” × 9’2”  3.80 × 2.80m
Ensuite  7’3” × 6’3”  2.24 × 1.90m
Bedroom 2  9’4” × 9’4”  2.86 × 2.83m
Bedroom 3  12’6” × 7’6”  3.80 × 2.30m

Bathroom  9’4” × 8’4”  2.86 × 2.57m

HENLEY APARTMENTS  |  TOTAL FLOOR AREA 893 SQ FT

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR
Entrance Hall with WC
Lounge | Dining  21’4” × 12’6”  6.50 × 3.83m
Kitchen  9’9” × 8’3”  3.00 × 2.50m
Master Bed max  12’7” × 12’7”  3.85 × 3.83m
Ensuite  8’6” × 3’0”  2.60 × 0.90m
Bedroom 2  15’1” × 9’8”  4.60  × 2.95m
Bedroom 3 max  9’6” × 8’4”  2.90 × 2.60m

Bathroom  8’9” × 6’6”  2.70 × 2.00m

Images are for illustrative purposes only. Floor plans are not to scale.

HAMPTON TOWNHOUSES | HENLEY APARTMENTS
INTERIOR FINISHES
Tasteful decoration throughout with walls, ceilings and woodwork painted in a choice of colours
Luxurious Kitchens
Fully fitted kitchen including fridge freezer, electric oven and hob
Bathrooms & Ensuites (where applicable) - Houses
Fully fitted bathroom suites with stylish sanitary ware including a free standing bath or shower bath and chrome shower enclosures (where applicable)
Choice of wall tiling to wet areas
Bathrooms & Ensuites (where applicable) - Apartments
Fully fitted bathroom suites with stylish sanitary ware including a shower bath and chrome shower enclosures (where applicable)
Choice of wall tiling to wet areas
Flooring
Ceramic tiling in a choice of colours to compliment kitchens
Generous allowance for carpeting throughout
Doors
Tall and wide 4 panel interior doors finished in satin, chrome ironmongery, complimented by deep moulded architrave and skirting and a feature staircase
Electrics
Integrated electrical system design featuring a range of sockets and light switches. Smoke detectors installed to meet current building control regulations, TV and telephone points.
Heating
Gas fired central heating providing hot water and warmth from radiators complimenting the individual interiors of each room, supplemented by a feature electric fireplace.

EXTERIOR FINISHES
Structure & Design
Beresford Mews homes are constructed in the highest quality of materials. Classical in design, finished in render with fine architectural detailing complimented with brick or stone. Featuring a composite front door, full length PVC windows, brick corbel fascia and PVC guttering. Materials chosen to reinforce the integrity of the building from every natural element

PEACE OF MIND
Community Management
A local facilities management company will manage all communal areas within Beresford Mews. Services will include: Providing communal insurances and gardening
Each home owner will become a shareholder of the company and pay an annual fee towards the cost of project maintenance
NHBC 10 year warranty
Each home will be independently surveyed during construction by the National House Building Council who will issue their 10 year warranty certificate upon completion of the homes
O’Kane Homes Purchase Pack Handbook
A thoughtfully designed O’Kane Homes Handbook, providing operating instructions for all household appliances and systems, as well as a guide to the local area and facilities
These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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.