

**For Sale**

39 Knockantern Green, Off Mountsandel Road,  
Coleraine, BT52 1DY

Offers Over **£199,950**



**Property Overview**

- Semi Detached House
- 3 Bedrooms, 1 Reception Room
- Gas heating (new boiler installed approximately 4 years)
- uPVC double glazed windows
- uPVC soffits, fascia and guttering
- Burglar alarm installed
- Oak interior doors
- Enclosed garden to the rear
- Rates: The assessment for the year 2023/2024 is £1209.65
- Management Fee: The assessment for the year 2023/2024 is £180.00
- EPC Rating - TBC

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



**ENTRANCE HALL:**

With tiled floor, leaded glass panel Mahogany front door and glass side panels, cornice, telephone point, under stairs storage.

**CLOAKROOM:**

Comprising wash hand basin, w.c., tiled floor, extractor fan.



39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



**LOUNGE / STUDY AREA:**

20' 10" x 19' 7" (6.35m x 5.97m) (MAX) Generous sized with tiled fireplace and raised hearth, television and telephone points, cornice, uPVC glass panel French doors to the rear garden.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



#### **KITCHEN / DINING AREA:**

17' 5" x 13' 7" (5.30m x 4.14m) (MAX) With eye and low level units including saucepan drawers and larder unit (previously housing for fridge / freezer), tiled above worktop, Blanco one and a half bowl stainless steel sink unit, Hotpoint oven, 4 ring gas hob, stainless steel extractor fan, integrated Hotpoint dishwasher, television point.

#### **UTILITY ROOM:**

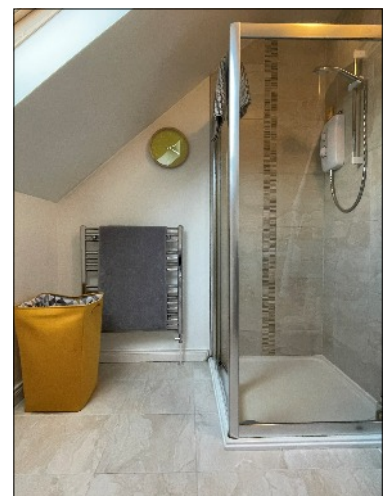
6' 1" x 5' 8" (1.85m x 1.73m) With low level units, cupboard housing boiler, single drainer stainless steel sink unit, plumbed for washing machine, tiled floor, extractor fan, Mahogany glass panel side door.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY

**FIRST FLOOR**

**LANDING:**

With access to roof space, hot press, cornice.



**BEDROOM 1:**

14' 5" x 9' 10" (4.40m x 3.00m) With dormer window, television and telephone point.

**EN-SUITE:**

Comprising tiled shower enclosure with Mira electric shower fitting, w.c., wash hand basin set in vanity unit, tiled floor, extractor fan, heated towel rail, Velux window.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



**BEDROOM 2:**  
13' 3" x 10' 6" (4.03m x 3.19m) (MAX) With television point.

**BEDROOM 3:**  
13' 1" x 8' 6" (4.00m x 2.60m) With television point.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



**BATHROOM:**

Comprising bath with wooden surround and built in low level lighting, tiled around bath with shower screen and mains shower fitting over bath, w.c., wash hand basin set in vanity unit with tiling behind and wall mounted mirror, tiled floor, heated towel rail, extractor fan.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



#### **EXTERIOR FEATURES:**

Small garden to the front with canopy over the front door with and exterior light. Paviour driveway to the side. Garden laid in lawn with patio area and screened bed enclosed by fencing with pedestrian gate. Additional paved area currently used as a dog pen. Water tap to rear. Outside light to the front, side and rear.

#### **GARAGE:**

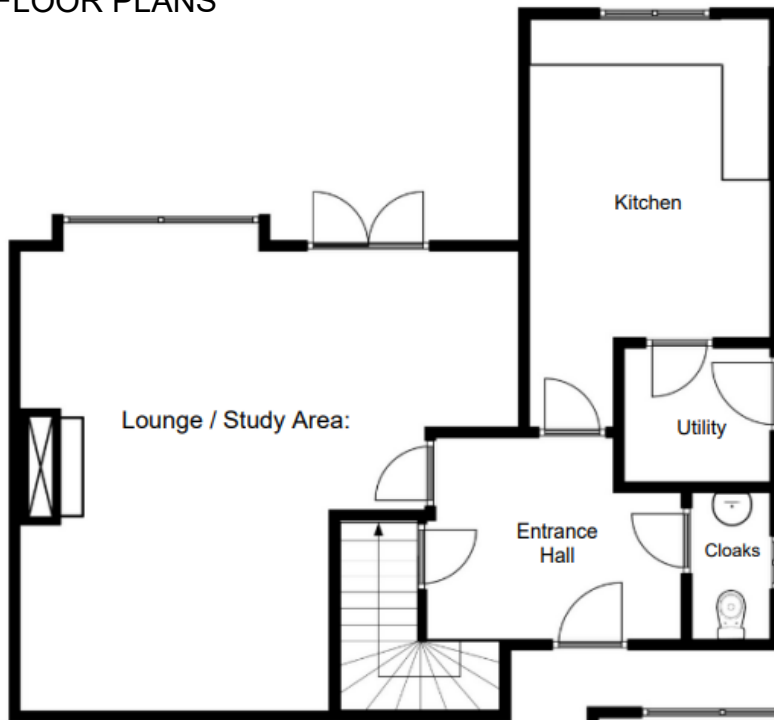
16' 1" x 11' 6" (4.90m x 3.50m) With roller door, power and light.

All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

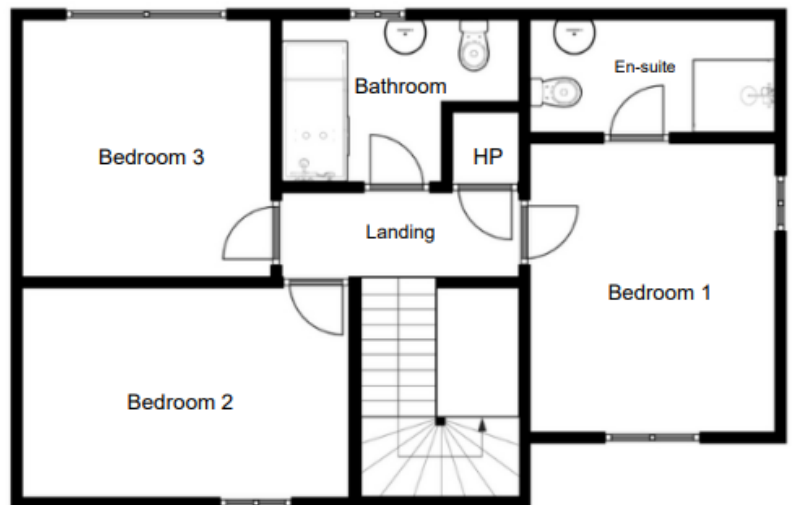


39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY

## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY



**Property Location:**

On leaving Coleraine along the Mountsandel Road, turn left into Knockantern Green where Number 39 is situated on the right hand side.

39 Knockantern Green, Off Mountsandel Road, Coleraine, BT52 1DY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>	<b>EPC COMING SOON</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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0230 100124/JM

**OUR OFFICE LOCATION**



Google maps



# Think

## FINANCIAL SERVICES

*by Clare*

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.