

## For Sale

6 Drumard Drive, Off Hazelbank Road, Coleraine,  
BT51 3EU

Offers Over **£99,950**



### Property Overview

- Mid Terrace House
- 3 Bedrooms, 2 Reception Rooms
- Ideal for first time buyer / investor
- Mahogany framed windows (some are double glazed)
- Store to the rear housing boiler
- Paved yard to the rear
- Close to both primary and secondary schools
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2023/2024 is £604.83
- EPC Rating - E41

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**ENTRANCE HALL:**

With mahogany glass panel front door and glass side panels, television point, dado rail.



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**LOUNGE:**

13' 0" x 12' 8" (3.95m x 3.86m) (MAX) With pine glass panel door from hall, tiled fireplace and hearth, mahogany mantle, television display shelf, wired for wall lights, mahogany double glazed window.



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**KITCHEN:**

10' 5" x 9' 6" (3.17m x 2.90m) (MAX) With eye and low level units including eye level glass display unit and wine rack, tiled between units, one and a half bowl stainless steel sink unit, strip lighting, extractor fan, under stairs storage, pine glass panel door from hall and to dining room and rear porch.

**DINING ROOM:**

10' 5" x 8' 11" (3.17m x 2.71m)

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**REAR PORCH:**

With glass panel door to the rear garden.

**SHOWER ROOM:**

Comprising tiled soakaway shower with Redring electric shower fitting, wash hand basin, w.c., extractor fan, electric wall fan heater.



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**BEDROOM 1:**  
11' 2" x 10' 10" (3.40m x 3.30m) (MAX) With built-in wardrobe, mahogany double glazed window.



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**BEDROOM 2:**  
11' 1" x 10' 5" (3.39m x 3.17m) With built-in wardrobe.



**BEDROOM 3:**  
9' 9" x 7' 9" (2.97m x 2.36m) (MAX) With built-in wardrobe, mahogany double glazed window.

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**BATHROOM:**

Comprising bath, wash hand basin set in vanity unit, tiled around amenities, hot press, recess lighting, shaver point.

**SEPARATE W.C. :**

Comprising w.c., half tiled walls, recess lighting.



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**EXTERIOR FEATURES:**

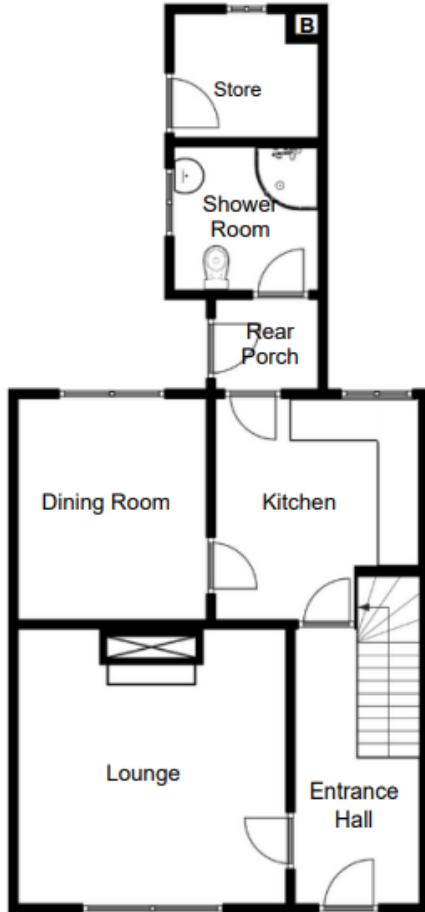
Screened area to the front with flower beds, enclosed by small wall with pedestrian gate and path. Paved area to the rear enclosed by fencing and hedging with shrubs. Covered area currently used for storage of bins. Pedestrian gate to the side onto shared laneway.

**STORE:**

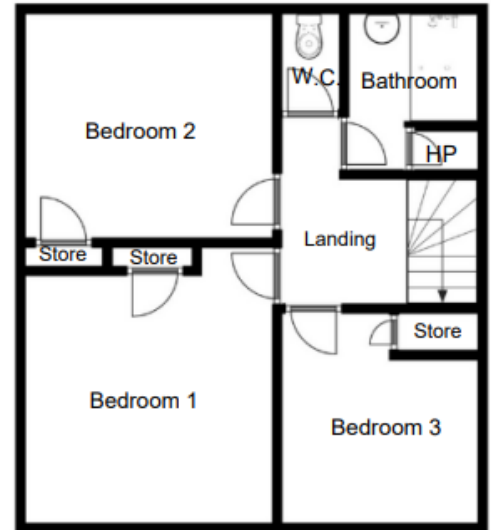
8' 1" x 5' 10" (2.47m x 1.78m) With power and light, storage cupboards, housing boiler.

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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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

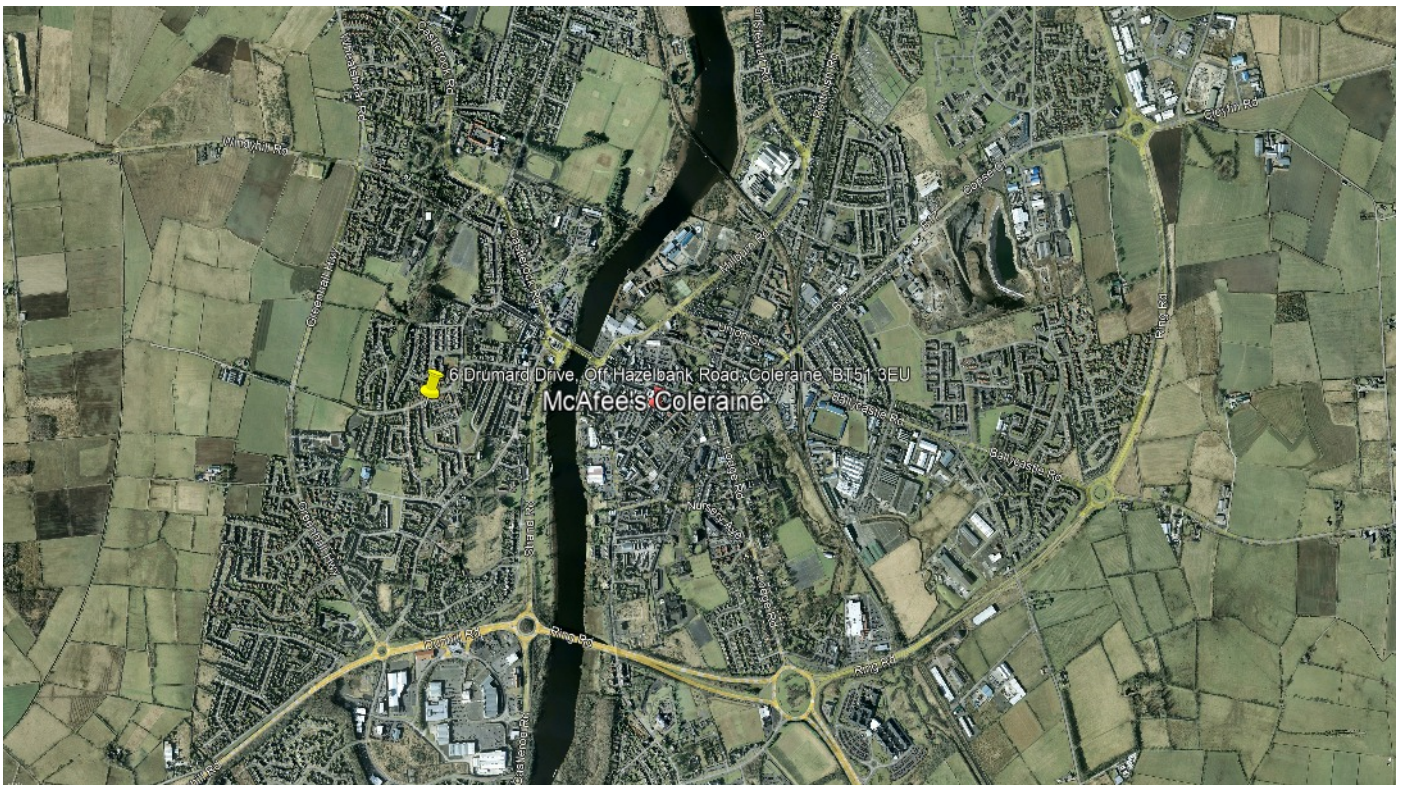
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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**Property Location:**

At Waterside travel up Lower Captain Street, at the top turn left onto Hazelbank Road, travel along Hazelbank and turn left onto Drumard Drive and Number 6 is situated on the left hand side.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

### 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  
 COL0238 120324/JM

### OUR OFFICE LOCATION



Google maps



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