

For Sale

135 Mussenden Road, Castlerock, Co Londonderry,
BT51 4TX

Offers Over **£185,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 3 Reception Rooms
- Oil fired Central Heating
- uPVC double glazed windows (except Store)
- Close to Hazlett Primary School
- In need of some modernisation
- Panoramic countryside views with Castlerock and Portstewart in the distance and beyond to the Atlantic Ocean and River Bann estuary from first floor level
- Within a couple of miles from both Castlerock and Downhill beaches
- Rates: The assessment for the year 2023/2024 is £1023.55
- EPC Rating - E45

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ENTRANCE HALL:

With uPVC glass panel front door, under stairs storage, telephone point.



LOUNGE:

14' 9" x 10' 6" (4.50m x 3.20m) With wooden surround fireplace (needs re-fixed to the wall), tiled inset and hearth, back boiler (not tested).

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KITCHEN:

17' 2" x 10' 0" (5.24m x 3.05m) (MAX) With eye and low level units, Flavel oven and Ceran hob, extractor fan, tiled between units, tiled floor, one and a half bowl / double drainer stainless steel sink unit, panelled ceiling, eye ball spot lighting, integrated fridge and freezer, uPVC glass panel door to conservatory. Open plan to:

DINING ROOM:

14' 9" x 11' 6" (4.50m x 3.50m) (MAX) With wooden effect flooring, low level storage, panelled ceiling.

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CONSERVATORY:

9' 6" x 9' 1" (2.90m x 2.78m) (MAX) With power points and radiator, tiled floor, door to the rear of the property.

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FIRST FLOOR

LANDING:

With access to roof space, hot press.



BEDROOM 1:

12' 2" x 10' 6" (3.70m x 3.20m) With panoramic countryside views with Castlerock and Portstewart in the distance and beyond to the Atlantic Ocean and River Bann estuary.

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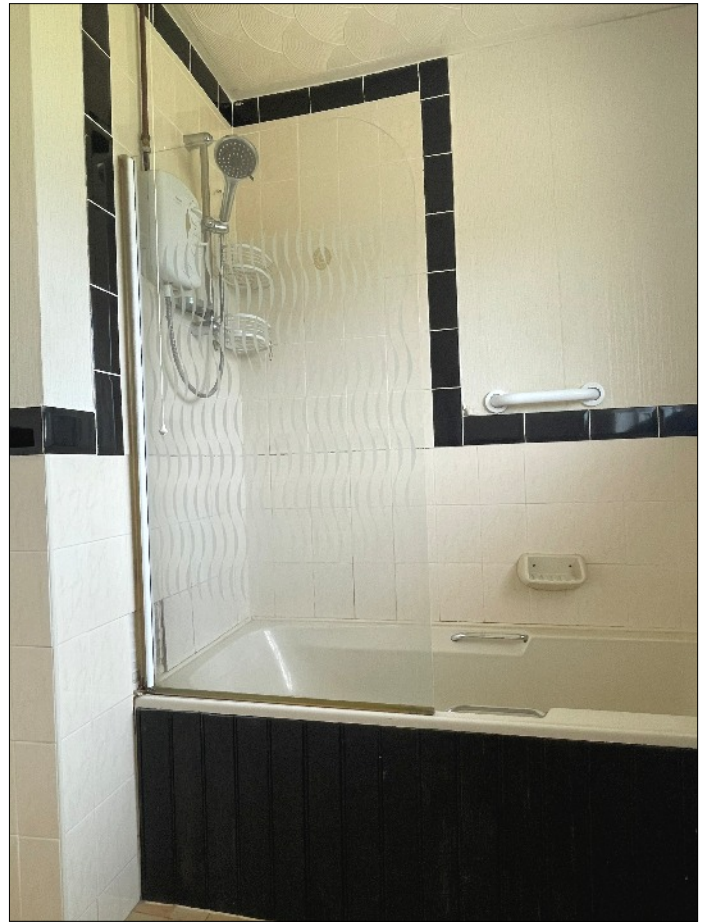


BEDROOM 2:
11' 5" x 8' 9" (3.48m x 2.66m) (MAX) With built in mirrored sliderobes, television point.



BEDROOM 3:
10' 6" x 7' 3" (3.20m x 2.20m) With panoramic countryside views with Castlerock and Portstewart in the distance and beyond to the Atlantic Ocean and River Bann estuary. Built in wardrobe.

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BATHROOM:

Coloured suite comprising bath with Triton electric shower fitting and shower screen over bath, wash hand basin, w.c., part tiled walls.

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EXTERIOR FEATURES:

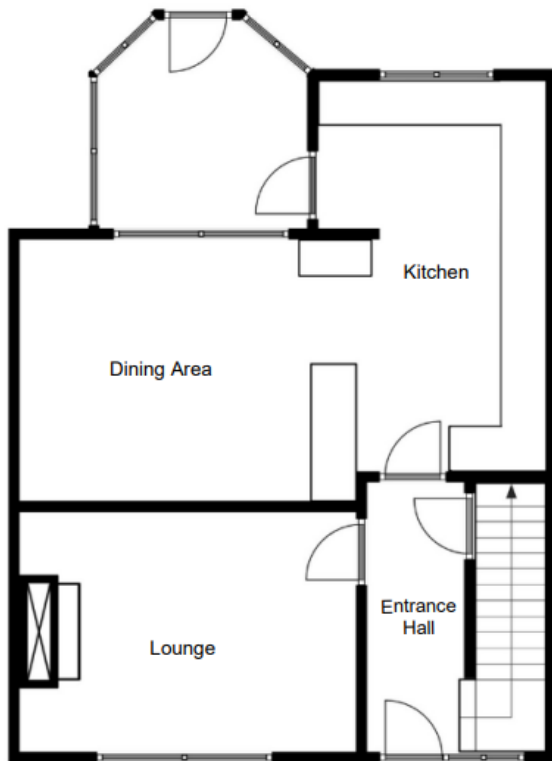
Garden laid in lawn to the front and side with shrubs and trees. Vehicular gates to the front with tarmac driveway. 2 paviour areas to the front. Paviour area to the rear with steps up to the conservatory. Outside lights to the front and rear. Water tap to the side and rear. Store with boiler, lighting, metal single glazed window. Utility Store with Twyfords jawbox sink, plumbed for washing machine, strip lighting, power points, w.c.. Metal Store (L – shaped) with light and power points, dual access.

GARAGE:

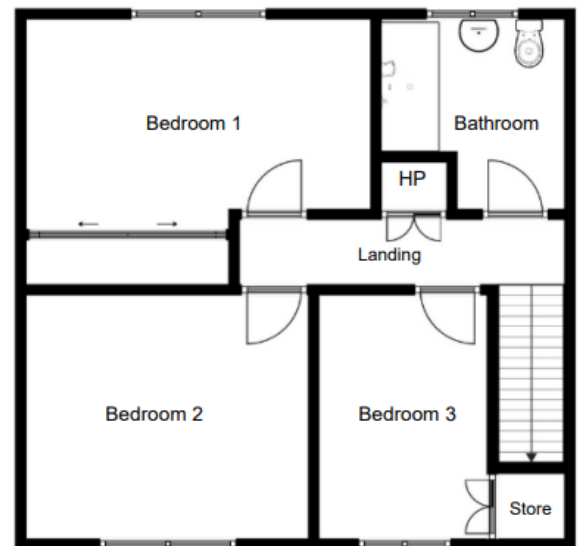
17' 11" x 10' 1" (5.45m x 3.07m) With strip lighting and power points, electronic roller door, low level storage and workbench.

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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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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.
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Property Location:

On leaving Articlave in the direction of Castlerock along the Mussenden Road, Number 135 is situated on the left hand side just before you turn right onto Sea Road into the village of Castlerock. Situated just in front of a small telephone exchange building.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

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

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PROPERTY REFERENCE
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OUR OFFICE LOCATION



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