

For Sale

3 Sandelfields, Off Mountsandel Road, Coleraine,
BT52 1WQ

Offers Over **£385,000**



Property Overview

- Detached House – 2830 sq ft
- 4 Bedrooms, 4 Reception Rooms + Study
- Oil fired Central Heating
- uPVC double glazed windows and doors
- Beam vacuum system
- Cul-de-sac location just off Mountsandel Road
- Spacious family home with generous private garden
- Integral garage with tarmac driveway
- The rear garden enjoys the Sun all day as it is South-West facing
- Rates: The assessment for the year 2022/2023 is £2226.52
- EPC Rating - F36

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



ENTRANCE PORCH:

With feature stained glass uPVC front door and side panels, wooden effect flooring, glass panel door and side panels leading to:

ENTRANCE HALL:

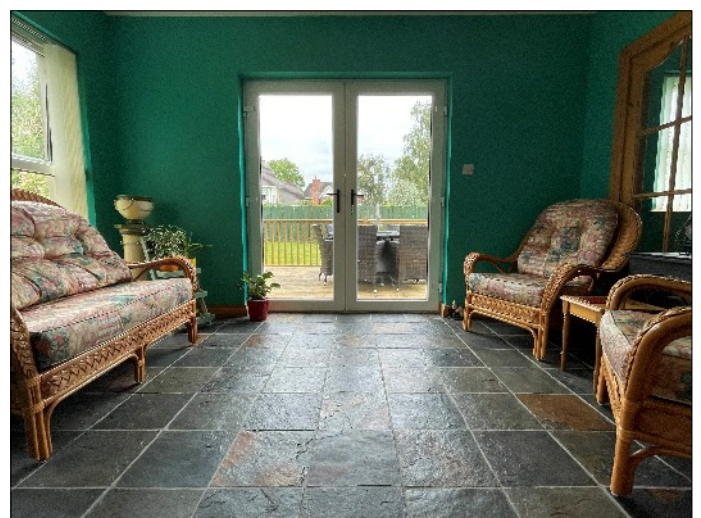
With wooden effect flooring, telephone point, recess lighting, Beam vacuum point.

CLOAKROOM:

Comprising w.c. and wash hand basin with tiled splash back.



3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



LOUNGE:

17'0 x 13'5 (5.18m x 4.09m) with feature marble fireplace and over mantle mirror, piped for gas fire, points for wall lights, wooden effect flooring, television point, beam vacuum point, French doors leading to:

SUNROOM:

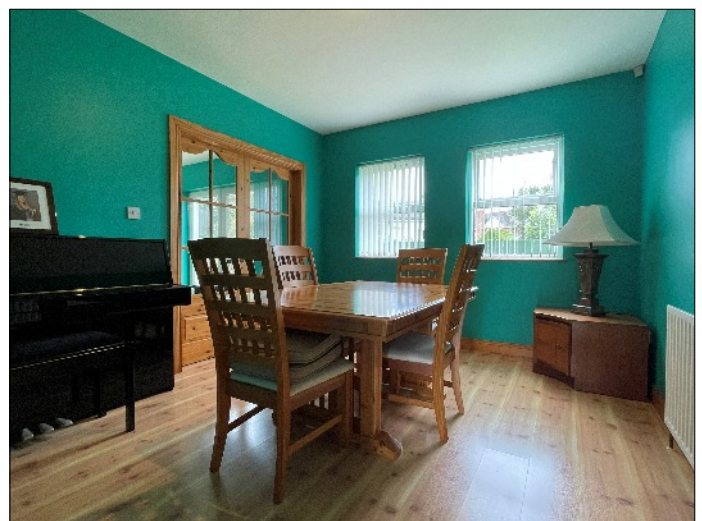
13'1 x 8'9 (3.99m x 4.0m) with tiled floor, uPVC patio door's leading to rear garden, French doors leading to Dining Room:

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



FAMILY ROOM:

16'5 x 12'6 (5.00m x 3.81m) with wooden surround fireplace, cast iron inset, tiled hearth, piped for gas fire, wooden effect flooring, television point, door leading into Kitchen:



DINING ROOM:

12'6 x 10'9 (3.81m x 3.28m) with wooden effect flooring.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



KITCHEN / DINING AREA:

17'3 x 14'1 (5.26m x 4.29m) with eye and low level unit with granite worktop and splashback, single basin stainless steel sink unit with drainer, Hotpoint electric hob and overhead CDA extractor fan, integrated Hotpoint oven and grill, integrated dishwasher, space for American style fridge/ freezer, centre island with granite work top, tiled floor, bean vacuum point.

UTILITY ROOM:

11'9 x 14'1 (3.58m x 2.44m) with low level units and tiled splash back, tiled floor, single basin stainless steel sink unit with drainer, space for washing machine, uPVC door leading to rear garden, access into Garage.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ

FIRST FLOOR

GALLERY STYLE LANDING:

With points for wall lights, Velux window, Beam vacuum point, walk in Hot press with light, roof space access.



BEDROOM 1:

14'1 x 13'5 (4.29m x 4.09m) with television point.



EN-SUITE:

Comprising w.c. and wash hand basin, fully tiled walls, Antico flooring, fully tiled shower cubicle with Mira electric shower system, Velux window, extractor fan.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



BEDROOM 2:
16'5 x 12'6 (5.00m x 3.81m)



BEDROOM 3:
13'2 x 12'8 (4.01m x 3.86m)



BEDROOM 4:
10'10 x 8'6 (3.30m x 2.59m)

STUDY:
8' 6" x 3' 8" (2.60m x 1.11m) With Velux window.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



BATHROOM:

Comprising w.c. and wash hand basin, fully tiled walls, Antico flooring, panel bathtub with telephone hand shower, shower cubicle with PVC panelling walls and Redring electric shower system, extractor fan.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



EXTERIOR FEATURES:

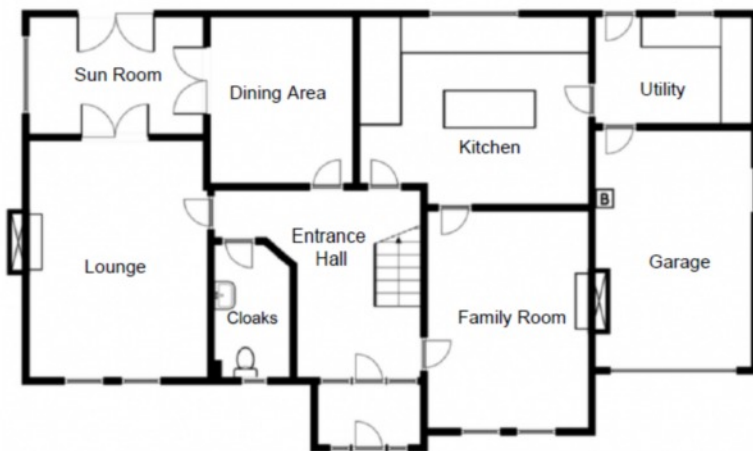
Generous fully enclosed rear garden laid in lawn with gated access on either side, raised decking area to rear, outside water tap, outside lights, PVC oil tank, garden to front laid in lawn. Tarmac driveway and parking.

INTEGRAL GARAGE:

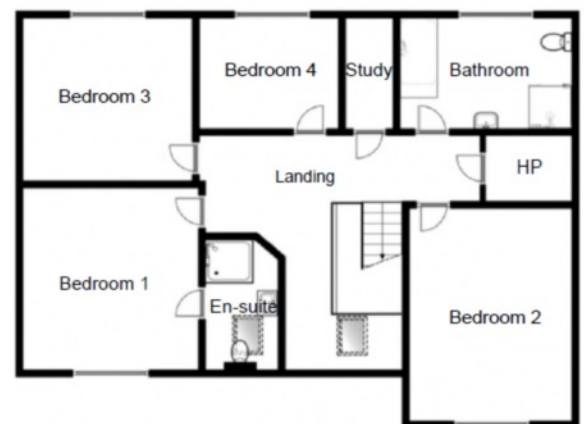
17'10 x 11'9 (5.44 x 3.58) with roller garage door, power and light, Beam Vacuum System cylinder, boiler.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

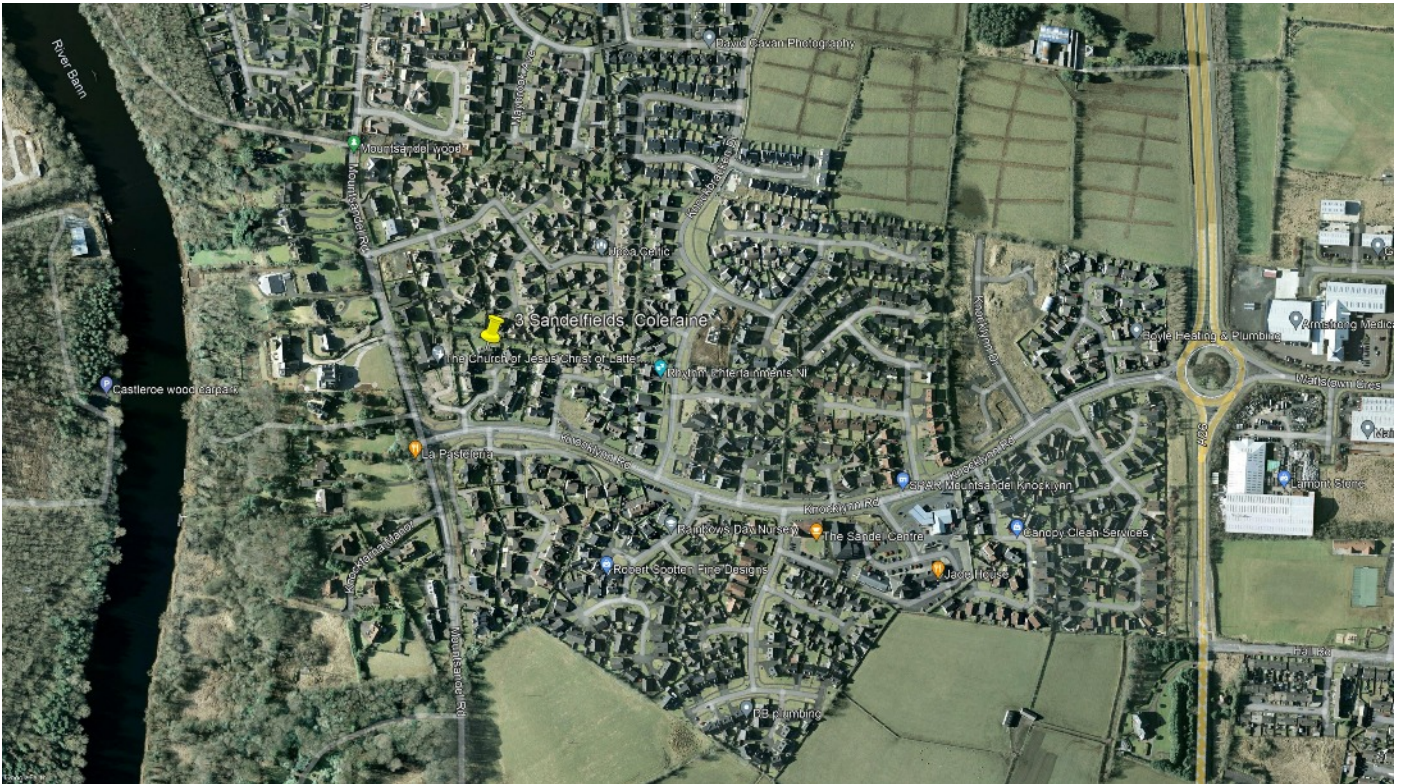
For illustrative purposes only. Not to scale.

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.


3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ



Property Location:

On leaving Coleraine along the Mountsandel Road, proceed to the edge of the town and turn left onto Knocklynn Road, then turn first left into Sandelfields and Number 3 is situated at the end of the cul-de-sac.

3 Sandelfields, Off Mountsandel Road, Coleraine, BT52 1WQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A 92 plus			
B 81-91			
C 69-80			
D 55-68			
E 39-54			
F 21-38			
G 1-20			
Not energy efficient - higher running costs			
		36	47
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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE

COL0178 2608222/JM

PC 260123 PC 150323

OUR OFFICE LOCATION



Google maps



**FOLLOW US
ON FACEBOOK**



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.