

**For Sale**

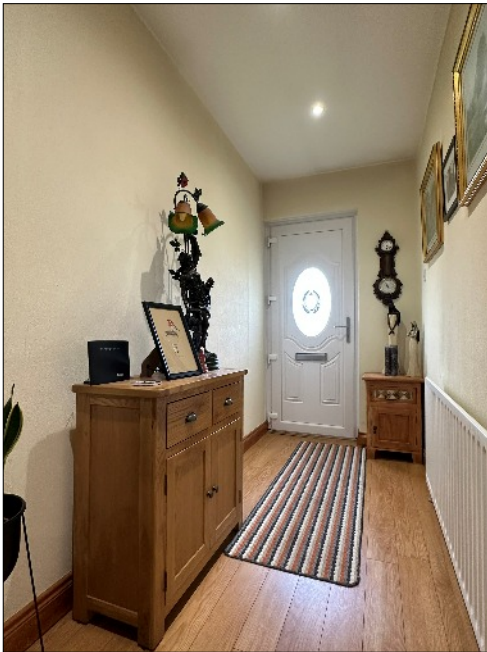
2 Wheatfield Avenue, Off Greenhall Highway, Coleraine,  
County Londonderry, BT51 3RQ

Offers Over **£259,950**

**Property Overview**

- Detached Chalet Bungalow
- 3 Bedrooms, 2 Reception Rooms
- Gas fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and down piping
- Garden to the rear with large garage
- Close to shops, and both primary and secondary schools
- Ideal family Home
- Rates: The assessment for the year 2023/2024 is £1525.33
- EPC Rating - D67/D67

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**ENTRANCE HALL:**  
With uPVC entrance door, wooden effect flooring, telephone point, access to multiple storage closets / cloaks.

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**LOUNGE:**

18' 8" x 11' 10" (5.70m x 3.60m) With open fireplace, wooden surround, cast iron inset and tiled hearth (back boiler disconnected), wooden effect flooring, television point.

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

14' 5" x 10' 10" (4.40m x 3.30m) With eye and low level units, tiled between units, tile effect laminated flooring, single basin stainless steel sink unit and drainer, integrated fridge / freezer, integrated dishwasher, gas Beko hob with overhead stainless steel extractor fan, Beko oven, television point.

#### **UTILITY ROOM:**

8' 10" x 5' 7" (2.70m x 1.70m) With eye and low level units, single basin stainless steel sink unit and drainer, tile effect laminated floor, space for washing machine, access to gas boiler, uPVC door leading to rear.

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**BEDROOM 1:**  
11' 10" x 11' 2" (3.60m x 3.40m) With wooden effect flooring, television point.

**EN-SUITE:**  
Comprising w.c. and wash hand basin with tiled splash back, tiled floor, fully tiled shower cubicle with Mira electric shower system, extractor fan.

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**BEDROOM 4 / FAMILY ROOM:**  
10' 6" x 10' 2" (3.20m x 3.10m) With wooden effect flooring, television point.

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**BATHROOM:**  
Comprising w.c. and wash hand basin, tiled floor and half wooden wall panelling, panel bath, fully tiled shower cubicle with Mira electric shower system, extractor fan.

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## FIRST FLOOR

### LANDING:

With Velux window, access into eaves storage.

### SHOWER ROOM:

Comprising w.c. and wash hand basin, fully tiled floor and walls, integrated shelving, Velux window, fully tiled shower cubicle with mains shower system.



### BEDROOM 2:

11' 10" x 9' 10" (3.60m x 3.00m) With Velux window, built in sliderobes.



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**BEDROOM 3:**  
11' 10" x 11' 2" (3.60m x 3.40m) With wooden effect flooring, television point.

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**EXTERIOR FEATURES**

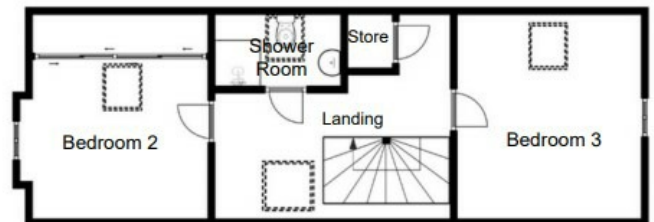
Enclosed rear garden with gated access on either side, garden laid in lawn with raised decking area covered with artificial grass, paved pathway around the property, outside lights to front and rear, tarmac driveway leading to detached garage, front garden laid in lawn with assortment of plants, trees and shrubbery.

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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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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.
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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.
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### Property Location:

On leaving Coleraine in the direction of Somerset, at the Greenmount roundabout turn right onto the Greenhall Highway, then take the third turning on the left into Wheatfield Drive. Continue to the top, then turn right onto Wheatfield Avenue and Number 2 is situated on the left hand side.

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Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b>			
<b>A</b> 92 plus			
<b>B</b> 81-91			
<b>C</b> 69-80			
<b>D</b> 55-68		<b>67</b>	<b>67</b>
<b>E</b> 39-54			
<b>F</b> 21-38			
<b>G</b> 1-20			
<b>Not energy efficient - higher running costs</b>			
<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**

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

**PROPERTY REFERENCE**  
 COL0207 110723/JM

**OUR OFFICE LOCATION**



# Think

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Contact Clare on 028 7032 8222 / 07739 707 078

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