

For Sale

19 Knockbracken Grove, Off Knocklynn Road, Coleraine ,
Co Londonderry, BT52 1XQ

Offers Over **£275,000**



Property Overview

- Detached Chalet
- 4 Bedrooms, 2 Reception Rooms + Study
- Gas Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Oak interior doors, staircase, skirting and architraves
- Electric and plumbing already in place underground for garage
- Recently redecorated and newly tiled floors in hall, kitchen, utility, bathroom and en-suite
- Excellent family home with spacious rear garden
- Rates: The assessment for the year 2022/2023 is £1535.33
- EPC Rating - 73C

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ENTRANCE HALL:

With uPVC glass panel front door and glass side panels, tiled floor.

CLOAKROOM:

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

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LOUNGE:
 15' 9" x 11' 11" (4.80m x 3.63m) With surround fireplace, cast iron inset, tiled hearth, wired for electric fire, oak flooring, dimmer switch lighting, television and television points, oak French doors with bevelled glass leading to:

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DINING ROOM:

14' 5" x 9' 6" (4.40m x 2.90m) (MAX) With oak flooring, television point, uPVC French doors leading to rear garden.
Door to:

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KITCHEN / DINING AREA:

13' 8" x 10' 8" (4.16m x 3.26m) (MAX) With eye and low level units including eye level glass display units and wine rack with concealed lighting, granite worktop, Blanco one and a half bowl stainless steel sink unit, Whirlpool hob, Indesit double oven, stainless steel extractor fan, integrated Whirlpool fridge / freezer, integrated Ignis dishwasher, pelmet over window with recess lighting, tiled floor, recess lighting.

UTILITY ROOM:

6' 9" x 3' 10" (2.05m x 1.17m) With eye and low level units housing gas boiler, single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer and fridge, tiled between units, tiled floor, extractor fan, uPVC glass display rear door.

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BEDROOM 4:
12' 8" x 10' 10" (3.86m x 3.29m) With television point.



BEDROOM 5 / STUDY:
10' 11" x 7' 3" (3.34m x 2.20m) (MAX) With built-in storage and shelved bookcase, oak flooring, television and telephone points.

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FIRST FLOOR LANDING:

With walk-in linen cupboard, access to roof space with Slingsby ladder, floored and lighting.



BEDROOM 1:

13' 9" x 11' 10" (4.20m x 3.60m) (MAX) With built-in wardrobes and low level unit, television and telephone points, dormer window.

EN-SUITE:

Comprising tiled corner shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, half tiled walls, recess lighting, extractor fan, Velux window.

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BEDROOM 2:

14' 5" x 8' 8" (4.40m x 2.63m) With access to eaves storage, television point.



BEDROOM 3:

14' 5" x 8' 8" (4.40m x 2.63m) With access to eaves storage, television point.

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BATHROOM:

Comprising panel bath, tiled corner shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, half tiled walls, recess lighting, extractor fan, Velux window.

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EXTERIOR FEATURES:

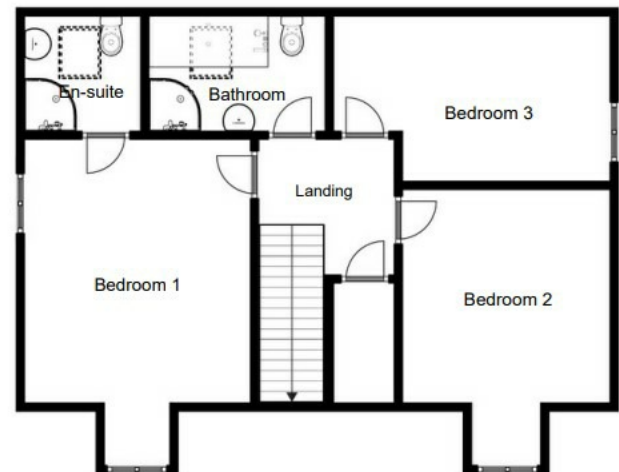
Garden laid in lawn to front with hedging. Tarmac driveway and parking with space for caravan / boat, electric and plumbing already in place underground for garage. Garden laid in lawn to rear enclosed by fencing with pedestrian gate to side, with raised sleeper flower and shrub bed. Wooden shed. Paved patio area to rear, laid within the past 3 years. Outside lighting to front and rear. Tarmac path to side. Water tap to side.

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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:

On entering Coleraine via the Newbridge Road at the Wattstown roundabout take the first exit onto Knocklynn Road. Continue straight on for approximately 200 yards then turn right into Knockbracken Drive. Turn left at the junction and continue driving for approximately 200 yards then turn left onto Knockbracken Walk, then right onto Knockbracken Grove where Number 19 is situated on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	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
 COL0172 190722/SH

OUR OFFICE LOCATION



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