

For Sale

14 Culmore Gardens, Off Mountsandel Road, Coleraine,
Co Londonderry, BT52 1JP

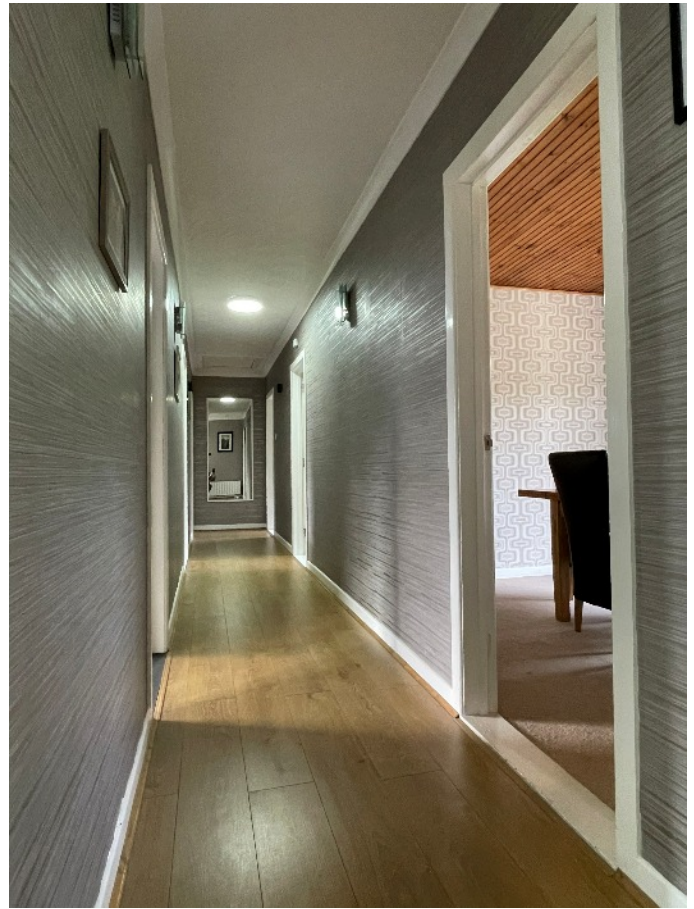
Offers Over **£225,000**



Property Overview

- Detached Bungalow
- 4 Bedrooms, 2 Reception Rooms
- Gas Heating
- Spacious end of cul-de-sac site just off Mountsandel Road
- uPVC double glazed windows
- Located close to Primary schools and neighbourhood shops
- Rates: The assessment for the year 2023/2024 is £1302.70
- EPC Rating - 38F

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ENTRANCE PORCH:

With uPVC front door and glass side panel, tiled floor, glass panel door and glass side panel to:

ENTRANCE HALL:

With wooden effect flooring, cloaks cupboard, access to roof space, wired for wall lights.

W.C.:

Comprising W.C. And wash hand basin with tiled splashback.

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LOUNGE:
14' 1" x 12' 6" (4.30m x 3.80m) With surround fireplace, cast iron inset and granite hearth, wooden effect flooring, concealed high level LED lighting.

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DINING ROOM:
11' 10" x 9' 10" (3.60m x 3.00m) With pine panelled ceiling.

32 Upper Captain Street, Coleraine, BT51 3LZ



KITCHEN:

17' 1" x 13' 5" (5.20m x 4.10m) (MAX) With eye and low level units including saucepan drawers, wine rack and 2 pull out larder trays, integrated Neff dishwasher, 2 Neff ovens, Neff induction hob, Airforce extractor fan, large breakfast bar with low level drawer units, wall mounted radiator, part tiled walls, tiled floor, recess lighting, space for fridge / freezer, one and a half bowl stainless steel sink unit, uPVC French doors to rear garden, glass panel door from hall and to:

UTILITY ROOM:

12' 6" x 7' 7" (3.80m x 2.30m) (MAX) With eye and low level units, worktop, single drainer stainless steel sink unit, tiled floor, plumbed for washing machine, uPVC glass panel door to rear garden, door to integral garage.

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BEDROOM 1:
11' 10" x 8' 6" (3.61m x 2.60m)
With recess wardrobe, wooden
effect flooring.

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BEDROOM 2:
10' 10" x 9' 10" (3.30m x 3.00m) With recess wardrobe and sliding mirrored doors.

BEDROOM 3:
11' 10" x 8' 2" (3.60m x 2.50m) With wooden effect flooring, half panelled walls, dimmer switch lighting.

BEDROOM 4:
11' 11" x 9' 2" (3.64m x 2.80m) With recess wardrobe and sliding mirrored doors, wooden effect flooring.



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BATHROOM:

Comprising panel bath with telephone hand shower and tiling above, PVC panelled shower enclosure with over head and body shower attachments, wash hand basin, w.c., shaver point, linen cupboard housing gas boiler.

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EXTERIOR FEATURES:

Garden laid in lawn to the front with shrub beds. Garden laid in lawn to the side and rear with hedging and trees. Large raised concrete area with panelled screens and wooden garden shed. PVC guttering. Outside lights to the rear. Water tap to the rear. Pedestrian gate to side.

INTEGRAL GARAGE:

12' 6" x 7' 10" (3.80m x 2.40m) Subdivided with access to roof space, power and light, radiator.

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FLOOR PLANS



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 leaving Coleraine along the Mountsandel Road, after the mini roundabout take the third entrance on your right hand side into Sandelwood Avenue, then right again at the next entrance into Culmore Gardens where number 14 is at the end of the cul-de-sac.

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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		
21-38	F	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
 COL0220 131023/JM

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