

**Bathroom and w.c. Combined:**

Bath with telephone hand shower over, pedestal wash hand basin, low flush w.c., tiled walk-in shower cubicle with 'Redring Expressions 500s' fitting, tiled floor and sheeted ceiling.

**Exterior Features**

Integral Garage: 19'6 x 12'8 with roller door, light and power points.

Fence enclosed rear garden with lawn area, good sized paved patio area and decked area.

Feature pond with decked surround.

Shed to rear with Perspex roof.

Front garden laid in lawn.

Tarmac Driveway

**Additional Features:**

Oil Fired Heating

Double Glazed Windows in PVC Frames

PVC External Doors

Cul-de-sac Location

Pine Panelled Internal Doors



**Solicitor:**

Croasdaile Solicitors, 23 New Row, Coleraine.

**For further details and permission to view contact selling agents.**

**Property Reference:**

CR4384.MP.281116.

P.C. 180517 P.C 210917

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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## Coleraine 5 Knocklynn Manor BT52 1WE

Sitting in an attractive cul-de-sac within the ever popular Knocklynn area, this superior detached property offers good well proportioned five bedroom, two reception (potential for three) living accommodation, and is ideally suited to those seeking a good sized family home. Within easy driving distance to all local amenities including the town centre and schools, an early appointment to view comes highly recommended.

**Offers over £179,500**

**Coleraine Office**

20 New Row

Coleraine BT52 1AF

**T : 028 7034 2224**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

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### Location:

Follow the signs out of Coleraine towards Ballymoney and turn off the Ballymoney line (Newbridge Road) at the Knocklynn Road roundabout onto the Knocklynn Road. Knocklynn Manor is situated on the right hand side.

### Accommodation Comprising:

#### GROUND FLOOR

##### Entrance Hall:

with Amtico floor, part panelled walls and sheeted ceiling.

##### Walk-in Cloaks / Store

##### Lounge:

17'9 x 12'2 Pine surround fireplace with tiled inset and hearth, Amtico floor and points for wall lights

##### Family Room:

12'0 x 11'4 currently being used a disabled Friendly Wet Room with W.C., wash had basin, shower area and patio door leading to rear.

##### Dining Room:

12'2 x 11'0 with Amtico floor and dimmer switch.

##### Kitchen/Dining Area:

16'5 x 13'9 with bowl and a half sink unit, range of high and low level units with concealed lighting and leaded glass display cabinet, built-in hob and under oven with extractor fan over, integrated fridge, feature dresser with leaded glass display cabinets, beamed ceiling with spot lights, Chinese slate floor, part tiled walls and telephone point.



##### Utility Room:

10'8 x 5'3 with single drainer stainless steel sink unit, 2 high and 2 low level units, Chinese slate floor, part tiled walls and plumbed for automatic washing machine.



#### FIRST FLOOR

##### Landing:

with access to roofspace (roofspace with light and accessed by pull-down ladder) and cloaks/storage cupboard (with light).

##### Bedroom (1):

14'0 x 10'4 (min) with range of built-in bedroom furniture to include 2 double and 2 single built-in wardrobes, built-in glass panelled storage cupboard with drawer bank under with T.V. point, wall lights and dimmer switch. Ensuite comprising w.c. wash hand basin, tiled walk-in shower cubicle with 'Redring Expressions 500' fitting, pedestal wash hand basin, low flush w.c., sheeted ceiling and extractor fan.

##### Bedroom (2):

13'0 x 12'1 (max) with range of built-in bedroom furniture to include 2 single built-in wardrobes, 1 built-in storage cupboard, overhead storage and drawer bank with mirror over, dimmer switch.

##### Bedroom (3):

13'0 x 10'0 (max) with range of built-in bedroom furniture to include 2 double and 1 single built-in wardrobes and built-in storage cupboard.

##### Bedroom (4):

11'4 x 8'10.

##### Study/Bedroom (5):

10'9 x 14'2 (reduced head height)

