



**Bedroom (1):** 11'8 x 11'2 with V groove wooden flooring.

**Bedroom (2):** 9'10 x 8'7

**Bedroom (3):** 11'8 x 7'10

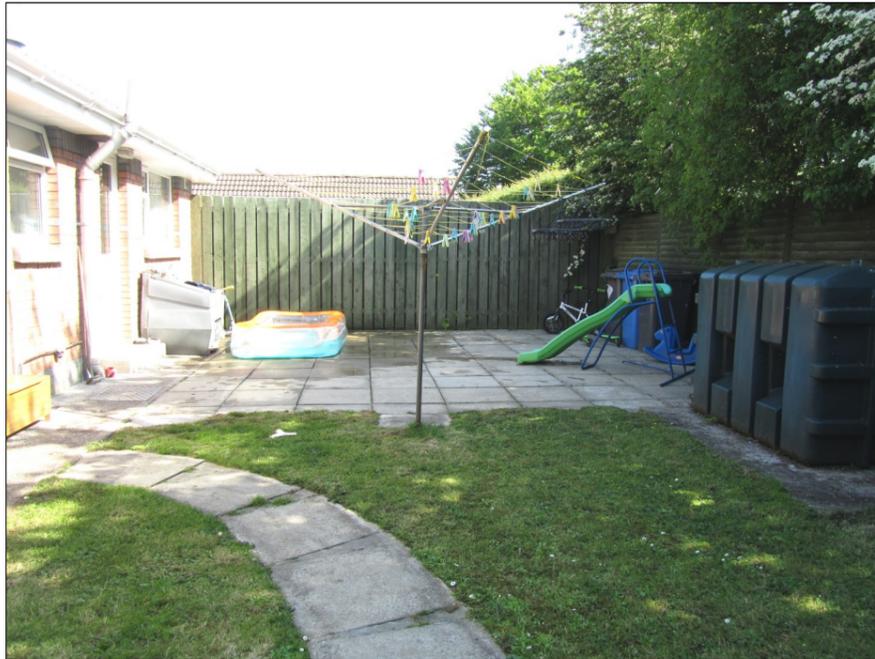
**Additional Features**

- \*\* Oil Fired Heating
- \*\* Double Glazed Windows with uPVC Frames
- \*\* PVC Fascia Boards & Soffitts
- \*\* Good Decorative Order Throughout
- \*\* Ideal Retirement Bungalow / First Time Buyer Home

**For Further Details and Permission to View Contact Selling Agents**

**Solicitor:** M/s Fergus McIntosh Sols, 5 Upper Abbey Street, Coleraine

**Property Reference:** CR4434.TP.260517



**Exterior Features:**  
Tarmac driveway to side  
Garden in lawn to front  
Fence enclosed garden to rear part paved and part in lawn

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	70
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			

-MISREPRESENTATION CLAUSE: McAfee

Coleraine, 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 Coleraine for Year 2000 Compliance and the Purchasers/Lesseees must make



## Coleraine 24 Willowfield Park, BT52 2NF

Located in the popular development of Willowfield Park, Coleraine this charming semi-detached bungalow has been well maintained throughout and comes with the benefit of oil fired heating and uPVC double glazing. An ideal retirement or first time buyer home, an early viewing comes highly recommended as strong interest in expected on the open market.

**Offers Around £115,000**

**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:**  
Leaving Coleraine on the Millburn Road, continue along same onto the Portrush Road and Willowfield Park is located on the left hand side.

**Accommodation Comprising:**

**Entrance Hall:** With V groove wooden flooring and telephone point. Cloaks cupboard & Hotpress.

**Lounge:** 14'8 x 13'2 with wooden surround fireplace with cast iron inset and tiled hearth, V groove wooden flooring and television point.



**Kitchen / Dinette:**  
(L Shaped) 14'8 x 8'10 ext to 12'2 with bowl and half stainless steel sink unit, range of eye and low level units incorporating glass display unit and wine rack, extractor fan, space for cooker and fridge, tiled walls between eye and low level units and tiled floor.

**Utility Room:**  
8'5 x 5'2 with eye level units, plumbed for automatic washing machine, space for tumble dryer and freezer, tiled floor.



**Bathroom and w.c. Combined:**  
With white suite comprising bath, low flush w.c., wash hand basin, fully tiled walk-in shower cubicle with Redring Active 320s shower fitting, fully tiled walls and tiled floor.

