

Bedroom (2.): 11'5 x 8'10
With laminated wooden flooring.

Bedroom (3.): 9'10 x 8'3
With laminated wooden flooring.

Bathroom and WC combined:
With tiled walk-in shower cubicle,
Mains shower fitting, recessed lights,
part tiled around the bath, tiled floor,
extractor fan.

Exterior Features

Detached Garage: 17'0 x 11'2
With roller door, pedestrian door, light
and power.

Garden in lawn to front.

Garden in lawn to rear with raised paved
patio area.

Coloured stone driveway and parking
area. Outside lights and tap.

Other Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- White 6 Panel Internal Doors
- Ideal First Time or Retirement Buy.

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

Sol: TBC

CR4438.MP.190617

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	52
(1-20) G		
Not energy efficient - higher running costs		



-MISREPRESENTATION CLAUSE: McAfee

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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 75 Ashdale BT52 2DD

Description: Set on a choice elevated site in the ever popular Ashdale development, this delightful semi-detached bungalow offers well proportioned three bedroom, one and a half reception living accommodation and is sure to attract a keen interest on the open market for sale. An ideal First Time or even Retirement Buy early viewing of this super family home is highly recommended!

Offers Around £ 114,950

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Coleraine BT52 1AF

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Location: Leave Coleraine Town Centre via the Ballycastle Road, drive through the two mini-roundabouts and take the first exit at the main roundabout on to the Ring Road. Take the first exit on the left into the Beechfield Development, then first left again into Grasmere and then first right into Ashdale.

Accommodation Comprising

Entrance Hall :
With polished wooden flooring.

Cloaks Cupboard.

Lounge 16'4 x 11'5 :
With feature wooden surround fireplace, tiled inset and hearth, points for wall lights, recessed lights, polished wooden flooring.



L-Shaped Kitchen/Dining: 14'1 x 8'10 min 16'2 max.

With bowl and half stainless steel sink unit, range of eye and low level units, display cabinet, wine rack under lighters, Hotpoint hob and under oven extractor fan, tiled between work tops and eye level units, tiled floor, recessed lights, French Doors to rear garden.

Utility Room: 6'7 x 5'8 Ave.
With stainless steel sink unit, low level units, plumbed for automatic washing machine, tiled floor.

Hot Press and Immersion Heater.

Bedroom (1.): 13'10 x 10'11
With laminated wooden flooring
Ensuite comprising WC, wash hand basin, tiled walk-in shower cubicle, RedRing Plus Extra shower fitting, recessed lights, tiled splash-back, extractor fan.

