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mcafee COLERAINE



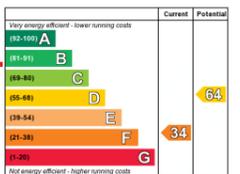
Coleraine 40 Ballycastle Road BT52 2DY

This well laid out terraced house is situated within easy walking/driving distance of many local amenities including the Translink railway and bus station, schools and indeed the town centre. Comprising three bedrooms and two reception rooms and coming with the benefit of oil fired heating, PVC external doors and PVC framed double glazed windows an early viewing is recommended.

Offers Around £69,500

Coleraine Office
20 New Row
Coleraine BT52 1AF

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Location:
Turn left at the top of Union Street onto the Bushmills Road. Go through the railway gates and turn immediately right onto the Ballycastle Road and number 40 is situated on the left hand side.

Accommodation Comprising:

Entrance Porch:
with laminated wood flooring.

Hall:
with laminated wood flooring.

Lounge:
12'8 x 11'11 (Plus Bay) with painted tile fireplace and hearth.

Dining Room:
12'6 x 9'8 with tiled floor and storage cupboard under stairs. Open to

Kitchen:
12'4 x 8'9 with stainless steel sink unit, range of eye and low level units, tiled floor and strip lighting.

Inner Hall

Shower Room:
with wash hand basin and tiled walk-in shower cubicle with 'Redring Active 320S' fitting.

FIRST FLOOR

Bedroom (1):
14'0 x 9'1

Bedroom (2):
9'11 x 8'0 with built in storage

Bedroom (3):
10'1 x 7'6

Bathroom:
Comprising bath with telephone hand shower and part tiled walls over and wash hand basin.

Separate w.c.:
with low flush w.c. and tiled walls.



Exterior Features

Stone garden laid in lawn to front.
Concrete yard to rear.
Additional garden area to rear of lane.
Outside light and tap to rear.

Additional Features:

Oil fired heating
Double glazed windows in PVC frames
PVC external doors
Ideal investment buy

For further details and permission to view contact selling agents.

Solicitor:
McConnell & Fyffe Solicitors, 21 Church Street, Omagh.

Property Reference: CR4441.JD.270617

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		

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