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Exterior Features:

Integral Double:
21'3 x 10'0 plus 11'3 x 5'9 with twin roller doors, light and power, shelving and storage.

Garden laid in lawn to front with mature hedge and shrub border.
Hedge and wall enclosed garden laid in lawn to rear.

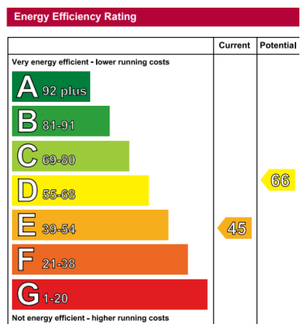
Concrete driveway to front with additional parking area.
Concrete paths around house.
Outside lights to front and outside tap to rear.

Additional Features:
Oil Fired Central Heating
Double Glazed Windows in Woodgrain PVC Frames
PVC Woodgrain Front and Rear Doors
Burglar Alarm System Installed
4 Panelled Internal Doors

For further details and permission to view contact selling agents.

Solicitor:
TBC.

Property Reference:
CR4452.JD.070817



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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/Lessees must make their own investigations.

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northern ireland cancer fund for children

Coleraine
93 Mountsandel Road BT52 1TA

Set on a choice, mature site fronting Mountsandel Road, this exceptional family home has been recently extended by the current owners and now offers generous Four/Five bedroom, Three plus reception living accommodation with a super double garage and is sure too impress. Well presented and maintained by the current owners this delightful property will cause a real stir in the local market and should be viewed at the earliest opportunity.

Offers Over £275,000

Coleraine Office
20 New Row
Coleraine BT52 1AF
T : 028 7034 2224

The Property Ombudsman

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Location:
Going out of Coleraine town along the Mountsandel Road, Number 93 is the third house on the right after Ratheane Avenue.

Accommodation Comprising:

Open Veranda Style Porch:
with down-lighters.

Hall:
with double cloaks cupboard, sheeted ceiling, recessed lights, laminated wooden flooring. Open tread staircase to First Floor.

Separate WC and wash hand basin
with tiled walls and laminated wooden flooring.

Ensuite comprising WC, wash hand basin, tiled walk-in shower cubicle, Redring Zeta shower fitting, tiled walls and tiled floor.

Bedroom (3):
11'9 x 11'0 with double built-in wardrobe, overhead storage and wash hand basin with recessed spot light over.

Bedroom (4):
10'8 x 10'2 with double built-in wardrobe, storage cupboard and overhead storage.

Study/ Bedroom (5):
15'3 x 10'5

Bathroom & WC combined:
with shaver point, tiled walls and floor.
Hot Press

Bedroom (2):
14'3 x 10'10 with two double built-in wardrobes, overhead storage.

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FIRST FLOOR

Gallery Style Landing

Master Bedroom:
20’0 x 16’5 with shelved storage, mirrored sliding door, TV and telephone point.
Dressing Room:
10’1 x 8’6 with shelving and hanging rails.

Ensuite Bathroom & WC combined:
with telephone hand shower, uPVC panelled walk-in shower cubicle, Redring Expressions 500 shower, shaver point, uPVC panelled walls, tiled floor and extractor fan.

Lounge:
21’7 x 13’9 with feature marble surround fireplace, raised marble hearth and mirrored overmantle, laminated wood flooring, sheeted ceiling and points for wall lights.

Family Room/Snug:
10’9 x 8’10 with laminated wood flooring.

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Open Plan Kitchen & Dining/Family Area:
25'8 x 12'5

Kitchen with stainless steel sink unit, range of eye and low level oak fronted units,granite worktop and splash back, concealed lighting and lighted glass display units, pelmet with down-lighters, feature island unit with granite worktop, granite topped breakfast bar, built-in 'Britannia' range, extractor fan with oak canopy and granite splashback, integrated fridge, integrated dishwasher and tiled floor.

Dining/Family Area with laminated wood flooring and French Doors leading to:

Sun Room:
13'0 x 12'8 with vaulted ceiling, multi-fuel stove, TV point, tiled floor and French Doors to rear garden.

Utility Room:
13'10 x 10'6 with single drainer stainless steel sink unit, high and low level units, tiled floor and plumbed for automatic washing machine. Boiler House. Glass panel door to the Kitchen. **Separate WC.** off with tiled floor.