

Exterior Features

Garage 22'2 x 18'9
Store automatic roller door, pedestrian door, light and power

Store 1. 20'6 x 18'8 with light
Store 2. 21'3 x 17'10 with light
Store 3. 11'3 x 10'0
Store 4. 15'0 x 12'0

Boiler House
With light

Tarmac driveway from Paul's Lane to extensive tarmac parking area to the rear and side of the property

Paved Patio Area also to rear

Hedge enclosed garden laid in lawn to front well stocked and bordered with a variety of mature shrubs and plants

Outside lights and tap

Other Features

- Oil Fired Heating
- Part Wooden Double Glazed Windows
- Extensive range of useful Stores
- Elevated Site with Views over Coleraine Town

For Further Details and Permission to View Contact Selling Agents

Sol: M/s Thomas Taggart & Sons

Property Ref: CR4487.MP.250115



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Coleraine
28 Ballycairn Road, BT51 3HX

Set amidst mature, landscaped gardens, on an elevated site with exceptional views over Coleraine Town, in one of the areas most popular residential locations, this charming family home is one of the most interesting properties to have come to the local market for some time. This versatile property comes with a good range of stores and parking which will have particular appeal (Subject to Planning) to anyone wanting to run a business from home and although at an age where refurbishment is required, the proximity to many of the towns Primary, Secondary and Grammar Schools as well as the Town Centre itself, makes this one which must be seen to be truly appreciated, so early viewing is most highly recommended.

Offers Around £175,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		56
39-54	E		
21-38	F	30	
1-20	G		
Not energy efficient - higher running costs			



Location: Leave Coleraine Town Centre via Waterside and proceed along the Castlerock Road to the first of the two mini-roundabouts. Turn right at same on to the Ballycairn Road drive past Coleraine Grammar School and take the next exit on the left on to Paul's Lane. Drive along same past the entrance to Hillside Crescent and No. 28 is directly ahead.

Accommodation Comprising

Entrance Porch 10'8 x 7'1

With tiled floor and glass panel door to:



Reception/Dining Hall:

17'0 x 14'0 plus 8'10 x 5'11 with wooden surround tiled fireplace and hearth, built-in shelving and storage



Hotpress

Lounge:

15'9 x 13'9 with feature tiled fireplace and hearth, mantleboard.

Inner Hall

With storage under stairs and glass panel door to Reception/Dining Hall



Open Plan Preparation Area: 15'10 x 6'3 and

Kitchen/Dining:

21 units, larder, built-in storage, saucepan drawers, display shelving, built-in padded seating, AEG hob and oven, extractor fan and canopy 2 x 10'5 with bowl and half stainless steel sink unit, range of eye and low level, part tiled around worktops strip lighting



Office/Study

14'9 10'7 with strip lighting

Separate WC

Utility Room:

6'7 x 6'1 with "Jaw Box" sink unit, low level units, plumbed for automatic washing machine



First Floor

Landing

Bedroom (1.)

16'3 x 11'4 with built-in bedroom furniture

Bedroom (2.):

12'0 x 11'1

Bedroom (3.)

12'1 x 11'0 with built-in wardrobe, overhead storage



Bathroom

Comprising vanity unit, tiled walk-in shower cubicle, mains shower fitting, tiled walls, shelved Linen Cupboard

Separate WC

With wash hand basin