

**Bedroom (2.)** 10'3 x 9'10 With built-in wardrobe and full length built in "Sliderobe" type wardrobes, part mirrored doors, solid wood flooring.

**Bedroom (3.)** 12'1 x 7'7 With solid wood flooring

**Exterior Features**

**Detached Garage**  
22'9 x 12'9 With roller door, pedestrian door, light and power, floored loft over.

Garden in lawn to front.  
Garden area to side laid in coloured stone.  
Terraced garden to rear - lower areas paved, upper in lawn.

Outside Lights and Tap

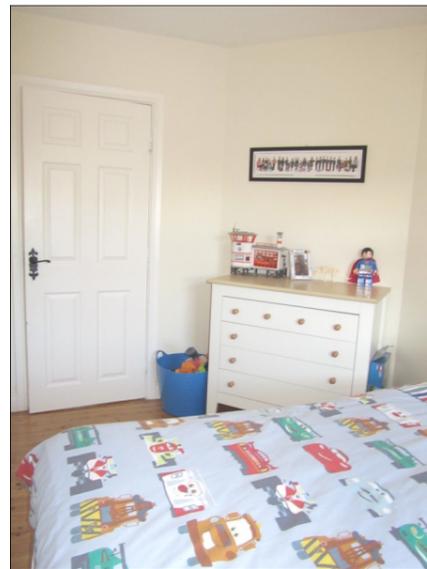
Tarmac Driveway with additional tarmac parking area to front

**Other Features**

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC Fascia and Soffits
- White Panel Internal Doors

For Further Details and Permission to View Contact Selling Agents

Ref CR4431.MP.290817



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**Coleraine**  
**51 Ashdale, Coleraine BT52 2DD**

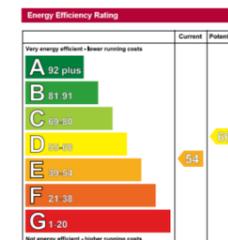
Offering generous, well proportioned, three bedroom, one and a half reception living accommodation, this delightful detached bungalow enjoys an elevated site in the ever popular Ashdale development and is sure to impress. An ideal family or even retirement buy, with the added bonus of a good garage with loft over, interest in No.51 is sure to be keen and an early appointment to view is highly recommended!

**Offers Over £139,950**

**Coleraine Office**  
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**Location:** Leave Coleraine Town Centre via the Ballycastle Road proceeding along same through the two mini-roundabouts and taking the first exit on to the Ring Road at the main roundabout. Take the first exit on the left into Beechfield and then first left into Grasmere then first right which leads directly to the Ashdale development

**Accommodation Comprising**

**Entrance Hall**  
With tiled floor

**Cloaks Cupboard**

**Hot Press and Immersion Heater**

**Lounge:** 16'5 x 12'1 With feature wooden surround fireplace, cast iron and tiled inset, slate tiled hearth, tiled floor



**Open Plan Kitchen/Dining** 18'5 x 10'10 min (13'98 max) With bowl and half stainless steel sink unit, range of eye and low level units, under lighters, extractor, integrated dishwasher, recessed lights tiled floor.



**Bathroom & WC Combined**  
With free standing bath on claw feet, telephone hand shower, extractor fan, recessed lights, half paneled walls, tiled floor



**Bedroom (1.)** 12'3 x 10'9 With built-in wardrobe and laminated wooden flooring **Ensuite:** with w.c., wash hand basin, tiled walk-in shower cubicle with Redring Expressions 520ts shower fitting, tiled walls and tiled floor.

