

Bedroom (3):
8'2 x 7'10

Bathroom:
White suite comprising bath with telephone hand shower over, pedestal wash hand basin, low flush w.c., part tiled walls, polished wooden floor and extractor fan.

Exterior Features

Enclosed mature rear garden laid in lawn with paved patio area, screened beds, outside tap and light.
Garden shed to rear: 12'0 x 8'0 (external measurements)
Front garden laid in lawn.
Coloured stone driveway to side.

Additional Features:

Oil fired heating
Double glazed windows in Woodgrain PVC frames
PVC external doors
Excellent decorative order

For further details and permission to view contact selling agents.

PC:021117

Solicitor: Rafferty & Boyle, 3 Castlerock Road, Coleraine.

Property Reference: CR4468.JD.290917



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Coleraine
56 Somerset Park BT51 3LH

Presented to the highest of standards this semi-detached bungalow is situated on a well tended mature site within the exceptionally popular Somerset area of Coleraine. Comprising well planned three bedroom living accommodation this property is sure to appeal to a wide range of prospective purchasers including first time buyers, first time movers or indeed those looking for a retirement bungalow. An early viewing is recommended.

Offers Around £127,500

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-105) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Location:

Turn of the Somerset Road into Somerset Park. Turn right at the top of the hill and number 56 is situated on the left hand side.

**Accommodation
Comprising:**

Entrance Porch:

with laminated wood flooring.

Hall:

with laminated wood flooring, storage cupboard, telephone point and access to roofspace. Hotpress.

Lounge:

17'10 x 12'10 with Inglenook style fireplace with tiled hearth, laminated wood flooring and dimmer switch.



Kitchen & Dining/Family Area:

15'9 x 11'5 extending to 13'0 with bowl and a half stainless steel sink unit, range of high and low level units, laminated tile effect flooring, built-in hob and oven with extractor fan over, part tiled walls and plumbed for washing machine.



Bedroom (1):

11'9 x 11'5 with **Ensuite Shower Room** comprising tiled walk-in shower area with Shower Force fitting, pedestal wash hand basin, low flush w.c. and extractor fan.



Bedroom (2):

11'10 x 8'0 measurement excludes built-in wardrobes with mirrored sliding doors.

