

Bathroom & WC combined

With vanity unit, RedRing Expressions 520ts shower over bath, shower screen, extractor fan, deluxe electric mirror, with hand sensor controls, shaver point, uPVC paneled walls and ceiling, recessed lights to bath panel and ceiling, linen cupboard, black Quartz tiled floor, shelved Linen Cupboard, tiled floor

Hot Press:

New insulated cylinder with immersion heater, pump for fire solid fuel heating.

Exterior Features

Garden to front laid in coloured stone with paths

Enclosed garden to rear laid in lawn with hedge border, small BBQ area and concrete paths

Outside Lights and Water Tap

Coal/Fuel Store:

With light and power.

Other Features

Oil and Solid Fuel Heating
uPVC Treble Glazed Windows
Composite External Doors front & back (oak external white internal)
uPVC Fascia and Soffits (Oak)
White 6 Panel Internal Doors
Smoke & heat detectors fitted
Early Occupation Available
All works approved & passed by Coleraine Building Control

For Further Details and Permission to View Contact Selling Agents

Sol: M/s McIntosh Sols, Coleraine

Ref: CR4469.MP.031017



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Macosquin
751 Farranseer Park, BT51 4NA

Enjoying a choice cul-de-sac location in the popular village of Macosquin this charming mid-terrace two bedroom bungalow has been recently re-furbished by the current owners and is sure to impress. An ideal first time or retirement buy within easy walking distance of the village shops and Primary School, we anticipate a keen market interest in same, so early viewing is highly recommended.

Offers Over £69,950

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-109	A		
82-91	B		
69-81	C		
55-68	D	60	67
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			



Location: leave Coleraine along the Dunhill Road, proceed through the roundabout at the Greenhall Highway and then at the Drumcroone Road. Take the next exit on the right onto the Dunderg Road and then next right onto the Ballinteer Road. Farranseer Park is next on the left and no.751 is in the 3rd cul-de-sac on the left

Accommodation Comprising

Entrance Hall

With feature moulded plaster coving / ceiling rose, tiled floor (timber effect).

Lounge 15'6 x 10'11

With feature wooden surround fireplace, cast iron inset, tiled hearth, new grant boiler, laminated wooden flooring, feature moulded plaster coving / ceiling rose. Electric smoke and CO 2 detectors



Kitchen/Dining 15'5 x 8'10

With stainless steel sink unit, range of eye and low level units, saucepan drawers, fan extractor, pelmets and canopy with down lighters, storage cupboard, integrated dishwasher, tiled between worktops and eye level units, tiled floor, uPVC sheeted ceiling with recessed lights

Rear Porch

Plumbed for automatic washing machine, electrics for tumble dryer and upright fridge freezer, uPVC sheeted ceiling, tiled floor

Bedroom (1.) 12'0 x 9'11

With plaster coving / moulded ceiling rose, laminated wooden flooring

Bedroom (2.) 11'5 x 7'11

With laminated wooden flooring. Pull down ladder to floored loft with lights and power.

