

**Bedroom (4):**

14'9 x 10'6 with TV point.

**Ensuite** comprising wc, wash hand basin, tiled walk in shower cubicle, 'Mira Vogour' shower, ½ tiled walls, tiled floor, extractor fan.

**Bathroom and wc combined**

With telephone hand shower, tiled walk in shower cubicle, ½ tiled walls, tiled floor, extractor fan.

**Exterior Features**

**Detached Garage:**

With roller door, pedestrian door, light and power.

Garden in lawn to front.

Enclosed Garden in lawn to rear with paved patio area.

Outside lights and tap.

Tarmac driveway and parking area.

**Other Features**

- Oil fired heating
- uPVC double glazed windows
- uPVC external doors
- Pine internal doors, skirtings and architraves

**FOR FURTHER DETAILS AND PERMISSION TO VIEW CONTACT SELLING AGENTS**

**PROPERTY REF:** CR4433TP220517  
PC:191017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	69



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## Coleraine 38 Knocklynn Grove, BT52 1WR

An ideal family buy this deceptively spacious, 4 Bedroom 2½ reception, detached chalet bungalow is sure to attract a keen interest on the open market. Set on a good site in the ever popular Knocklynn development, this really is one of those properties which should be viewed at the earliest opportunity.

**Offers Around £175,000**

**Coleraine Office**

20 New Row  
Coleraine BT52 1AF

**T : 028 7034 2224**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

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### Location:

Leave Coleraine town centre via Lodge Road and then Newbridge (main Ballymoney/Belfast) Road. Proceed along same to the Wattstown Roundabout and take the 3<sup>rd</sup> exit on to the Knocklynn Road. Knocklynn Grove is the first on the left after the garage.

### ACCOMMODATION COMPRISING:

#### Entrance Hall:

With tiled floor.

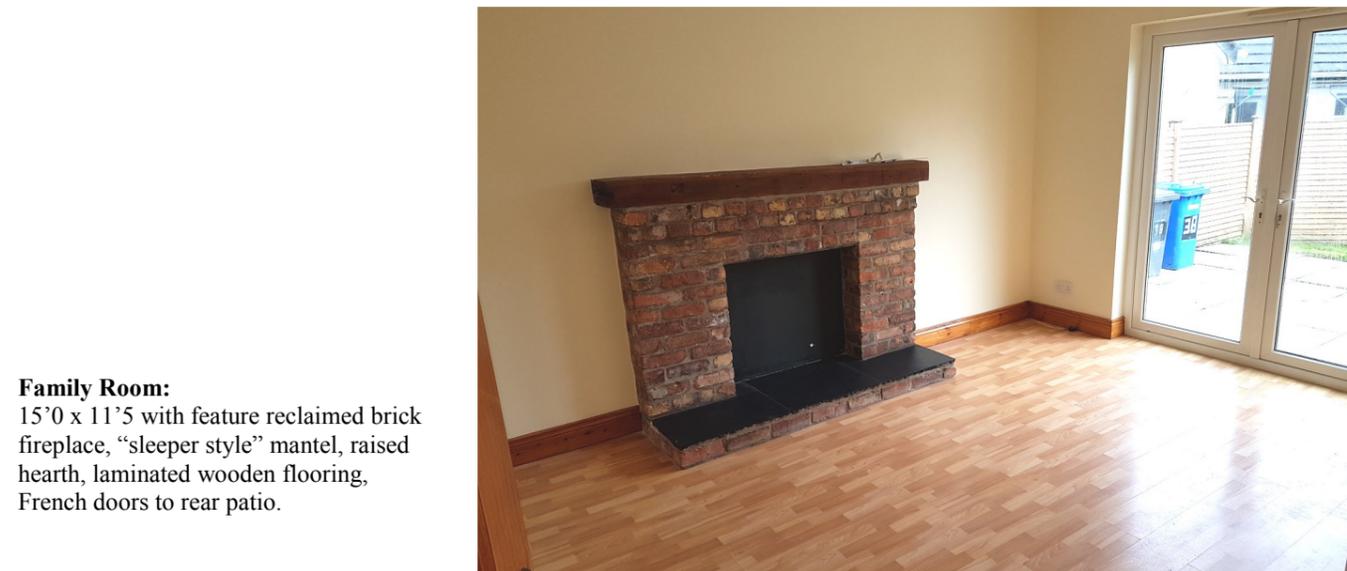
#### Cloaks:

Comprising wc, wash hand basin, ½ tiled walls, tiled floor.



#### Lounge:

16'2 x 11'4 with feature 'Antique Pine' surround fireplace, cast iron and tiled inset, slate tiled hearth, laminated wooden flooring.



#### Family Room:

15'0 x 11'5 with feature reclaimed brick fireplace, "sleeper style" mantel, raised hearth, laminated wooden flooring, French doors to rear patio.

#### Kitchen:

12'3 x 10'4 with feature 'Belfast' style sink unit, range of 'Antique Pine' style eye and low level units, display cabinets, hob and under oven, extractor fan and canopy, larder unit, space for dishwasher, tiled between worktops and eye level units, tiled floor, TV point, bevelled glass panel door to hall.



#### Dining Area:

12'0 x 10'6 (average) with tiled floor.

#### Utility Room:

7'4 x 6'1 with single drainer sink unit, work top, low level units, plumbed for automatic washing machine, part tiled around work tops, tiled floor.



#### Bedroom (1):

11'4 x 10'5 with laminated wooden flooring, TV point.



### FIRST FLOOR

#### Landing:

With walk in hotpress.

#### Bedroom (2):

14'1 x 11'4 with TV point.

#### Bedroom (3):

11'4 x 8'8 with TV point.