mcafee COLERAINE

Fence enclosed garden area laid in coloured stone to side

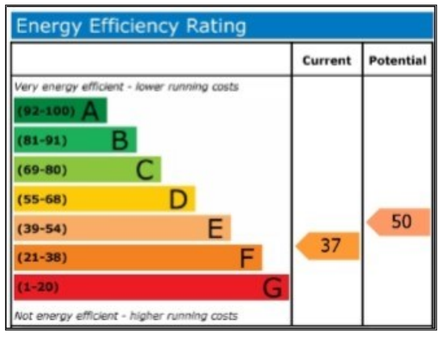
Outside Lights and Tap

Tarmac Driveway and Parking Area. Concrete paths

Other Features

- **Oil Fired Heating**
- **uPVC Double Glazed Windows**
- **uPVC External Doors**
- **uPVC Fascia and Soffits**

For Further Details and Permission to View Contact Selling Agents



Solicitor:
M/s Anderson Gillan Barr Sols,
41 New Row, Coleraine,
BT51 4AE

Ref: CR4474.MP.021117

-MISREPRESENTATION CLAUSE: McAfee Coleraine, give notice to anyone who may read these particulars as follows:

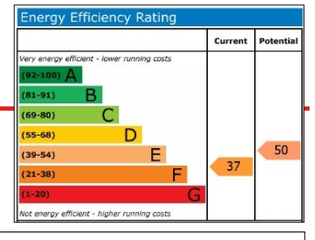
1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Coleraine for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.

mcafee COLERAINE

northern ireland cancer fund for children

Articlave
4 Mussenden Grange, BT51 4US

Offering generous well proportioned three bedroom, one and a half reception living accommodation, on a choice corner site in the ever popular village of Articlave, this charming, detached family home has been finished to an exacting standard and is sure to impress even the perfectionist. Within easy driving distance of both Coleraine and the seaside town of Castlerock, No. 4 will appeal to the full spectrum of homebuyer, from Holiday to Permanent, and should be viewed at the earliest opportunity.



Offers Over £149,950

Coleraine Office
20 New Row
Coleraine BT52 1AF

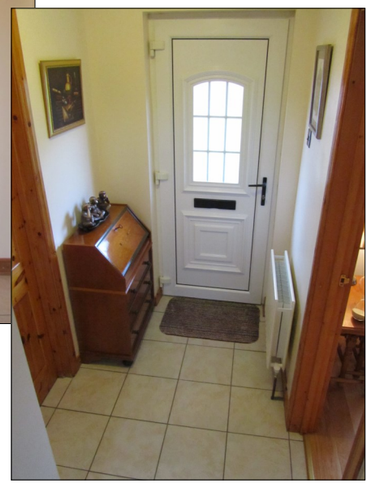
T : 028 7034 2224

www.mcafeeproperties.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

Location:
Driving into Articlave village from Coleraine, Mussenden Grange is the 5th exit on the left hand side



Accommodation Comprising

Entrance Hall
With tiled floor

Lounge 201'1 x 11'5
With feature wooden surround fire-place, cast iron and tiled inset, slate tiled hearth, piped for gas fire, dimmer switch, solid wood flooring, French Doors to rear garden

Bedroom (3.) 9'11 x 8'8
With laminated wooden flooring

Exterior Features

Detached Garage 19'0 x 11'2
With roller door, pedestrian door, strip lighting and power

Garden in lawn to front. Enclosed paved garden area to rear with raised shrub border

Storage under Stairs
Hot Press and Immersion Heater

Utility Room 11'3 x 6'5
with work top, stainless steel splash back, plumbed for automatic washing machine, tiled floor and space for tumble dryer.

Separate WC: with vanity unit and tiled floor

Open Plan Kitchen/Dining 20'1 x 12'0 (min)
with bowl and half Franke stainless steel sink unit, range of eye and low level units, under lighters, display cabinet, pelmet with down lighters, saucepan drawers, wine rack, breakfast bar, Belling hob, Stoves under oven, stainless steel extractor and splash back, integrated dishwasher, fridge and freezer, TV and telephone points, recessed lights, tiled floor.

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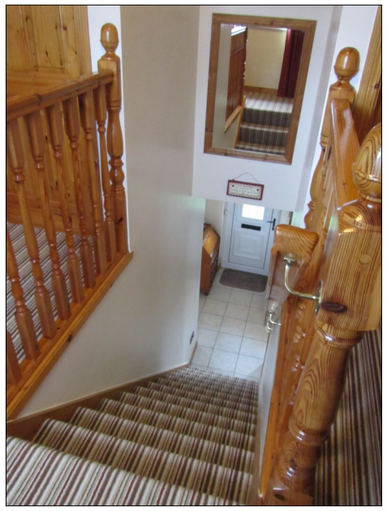
First Floor

Landing



Bathroom and WC combined
With telephone hand shower, uPVC paneled walk-in shower cubicle, RedRing Plus Extra shower fitting, extractor fan, tiled walls laminated wooden flooring

Bedroom (1.) 13’6 x 9’10 (min)
With full length built-in wardrobes, part mirrored doors, laminated wooden flooring

Bedroom (2.) 12’6 x 11’6
With laminated wooden flooring