

Bedroom (1.) 12'2 x 11'7

With feature cast iron fireplace surround, picture rail, bay window, laminated wooden flooring



Bedroom (2.) 14'1 x 10'7

With picture rail and built-in wardrobe

Bedroom (3.) 8'2 x 7'1

Exterior Features

Detached Garage and Store 24'10 x 10'5 (externally) With light and power

Garden in front stocked with a variety of shrubs and plants

Fence enclosed garden to rear, part laid in lawn, part in paved patio area
Concrete Driveway and Parking Area

Outside Lights and Tap



For Further Details and Permission to View Contact Selling Agents

Sol: TBC

Ref: CR4475.MP.031117

-MISREPRESENTATION CLAUSE: McAfee

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- 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.
- 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



Coleraine
19 Portrush Road, BT52 1RB

Combining the best of Old and New, this delightful three bedroom, three reception semi-detached villa enjoys a most convenient location on the outskirts of Coleraine Town Centre and is within easy walking distance of the University of Ulster as well as minutes drive from the North Coast. Whilst the current owners have undertaken some modernisation and refurbishment scope still exists for a new owner to put their own stamp on same. All in all a charming home which is sure to attract a keen market interest and one which should be viewed at the earliest opportunity.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
	39	

Offers Around £115,000

Coleraine Office

20 New Row
Coleraine BT52 1AF

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Location: Leave Coleraine Town Centre via Circular Road and then on to the Millburn Road. Proceed along same through the 1st set of traffic lights and again at the 2nd set of traffic lights on to the Portrush Road. No.19 is on the right hand side.

Accommodation Comprising

Entrance Hall

With storage under stairs and laminated wooden flooring



Lounge 12'6 x 12'0

With feature cast iron surround fireplace, cast iron and tiled inset, slate tiled hearth, bay window, coving and picture rail, laminated wooden flooring



Family/Dining Room 14'1 x 11'0

With marble surround fireplace and hearth, coving and picture rail, parquet flooring. French Doors to rear Patio

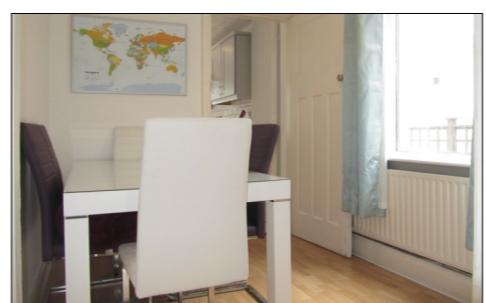
Kitchen 12'0 x 10'2

With bowl and half stainless steel sink unit, range of eye and low level units, hob, double oven and stainless steel extractor, plumbed for automatic washing machine, tiled between worktops and eye level units, tiled floor, feature half door



Breakfast Room 9'2 x 7'5

With storage under stairs and laminated wooden flooring



First Floor

Landing

With laminated wooden flooring

Separate WC

With half paneled walls, laminated wooden flooring

Bathroom:

Comprising "P" shaped bath, Triton shower fitting and shower screen over, feature glass vanity unit, part tiled, part paneled walls, sheeted ceiling, tiled floor

Hot Press and Immersion Heater

