

**Bathroom:**

Comprising bath with telephone hand shower over, pedestal wash hand basin and tiled walls.

**Separate w.c.**  
with tiled walls.

**Exterior Features:**

Boiler Room: with tiled floor, light and power.  
Spacious rear garden laid in lawn to rear.  
Paved front garden area.  
Tarmac driveway to front.

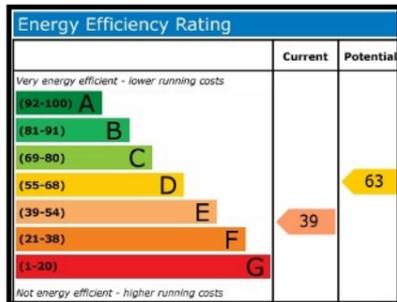
**Additional Features:**

Oil fired heating  
Double glazed windows in Woodgrain PVC frames  
PVC external doors  
Immediate occupation available

**For further details and permission to view contact selling agents.**

**Solicitor:**  
TBC.

**Property Reference:**  
CR4479.JD.081217



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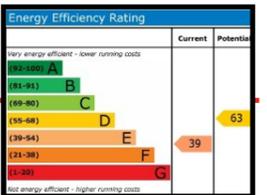
## Coleraine 23a Drumadragh BT52 2PA

This semi-detached house is situated just off the Cloyfin Road on a spacious mature site. Comprising three bedrooms and two reception rooms this property is sure to attract a keen interest on the open market. An early appointment to view is recommended.

**Offers Over £97,500**

**Coleraine Office**  
20 New Row  
Coleraine BT52 1AF  
T : 028 7034 2224

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



**Location:**

Heading out of Coleraine along the Bushmills Road take the second exit off the roundabout at the top of same onto the Cloyfin Road. Turn left off the Cloyfin Road into Drumadragh and number 23a is situated along the front row.

**Accommodation  
Comprising:**

**GROUND FLOOR**

**Entrance Hall:**

with under stair storage cupboard.

**Family Room:**

10'11 x 9'9 with tiled fireplace.

**Lounge:**

13'1 x 12'9 with tiled fireplace and wooden surround.



**Kitchen:**

13'2 x 7'1 with bowl and a half stainless steel sink unit, range of high and low level units, built-in hob and oven with extractor fan over, part tiled walls and plumbed for washing machine.

**Rear Porch:**

with storage cupboard.

**FIRST FLOOR**

**Landing:**

With storage cupboard and access to roofspace. Hotpress and immersion heater.

**Bedroom (1):**

12'7 x 9'10

**Bedroom (2):**

10'9 x 9'6

**Bedroom (3):**

10'4 x 8'1

