

Other Features

- Oil Fired Central Heating
- Pressurised Water System
- uPVC Double Glazed Windows (Excl. Velux)
- uPVC Fascia and Soffits
- uPVC External Doors
- Burglar Alarm System
- Site Extends to Circa 0.5 Acres
- Exceptional Countryside Views

For Further Details and Permission to View Contact Selling Agents

Sol: M/s Macaulay Wray Sols., 35 New Row, Coleraine, BT52 1AH

Ref: CR4488.MP.310119



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Coleraine 12A Ballyhome Road, BT52 2LU

Set on an elevated semi-rural site, extending to circa 0.5 acres, this charming and impressive detached property offers spacious well planned accommodation with two reception rooms, a large open plan Kitchen / Dining Room, four bedrooms (three with ensuite facilities) plus a main bathroom and a detached double garage. This superb residence was built approximately ten years ago and is very well presented and maintained.

Whilst enjoying wide ranging views towards both the coast and the Antrim Hills, its central location provides quick and easy access to Portrush, Coleraine and Bushmills as well as the main commuter links to Belfast and the International Airports. Its prime position means it is within easy reach of sandy beaches (White Rocks), magnificent coastal walks, championship golf courses and all the other outstanding attractions the Causeway Coast has to offer. Early viewing is highly recommended.

Offers Around £275,000

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Location:

Leave Coleraine Town Centre via the Bushmills Road, take the 2nd exit at the roundabout on to the Cloyfin Road and continue for approximately 3 miles. Turn left on to the Ballyhome Road. After approximately 700 yards,

having passed the farm on the left, turn left into the lane numbered 12-18. 12A is the second house on the left.

Accommodation Comprising:

Reception Hall

With part vaulted ceiling, recessed lighting, Karndene flooring.

Lounge 19'10 x 14'0

With sprung wooden flooring, French Doors to side garden and parking area, glass panel door to Hall



Bedroom (2.) 24'3 x 14'7 (max)

With TV point

Ensuite:

Comprising WC, wash hand basin, uPVC paneled walk-in shower cubicle, RedRing Expression 500 shower fitting, extractor fan



Exterior Features

Detached Double Garage 20'8 x 20'3

With twin roller doors, pedestrian door, strip lighting power and radiator

Concrete driveway leading to extensive concrete hard stand and parking area with coloured stone border

Garden laid in lawn to front with hedge border and mature shrub beds

Extensive Alpine style garden area to side, laid in coloured stone, remainder of garden well stocked with a variety of shrubs plants and evergreens as well as sleeper bound heather beds. South facing paved patio area and large raised decking area enjoying extensive views over the countryside and Antrim Hills also to side.

Outside lights and tap.





First Floor

Minstrel Gallery style Landing

Master Bedroom 24'4 x 14'8
With TV point
Ensuite Bathroom & WC combined with bath, vanity unit, uPVC paneled walk-in shower cubicle, mains shower fitting with telephone hand and raindrop style heads, extractor fan, recessed lights, tiled walls



Sun Room/Snug 15'7 x 11'10
With Inglenook style fireplace, wood burning stove, slate tiled hearth, feature beam mantel, sprungwooden flooring, French Doors to rear south facing decked area and garden, glass panel door to **Kitchen/Dining**





Open Plan Kitchen/Dining 24'1 x 14'7

With Franke bowl and half stainless steel sink unit, range of Shaker style Light Oak eye and low level units, under lighters, display cabinets, saucepan drawers, space for range style cooker with tiled splash back, feature inset beam and extractor, integrated dish-washer and fridge-freezer, tiled between work tops and eye level units, recessed lights, TV and telephone points, Centre Island with storage under, Karndene tiled flooring. Glass panel door to:

Utility Room 9'2 x 6'9

With stainless steel sink unit, eye and low level units, built-in storage cupboard, plumbed for automatic washing machine, vented for tumble dryer, part tiled around work tops, Karndene tiled flooring, extractor fan

Hot Press and Immersion



Bedroom (3.) 14'9 x 10'1

With TV point and sprung wooden flooring
Ensuite comprising WC, wash hand basin, uPVC paneled walk-in shower cubicle, mains shower fitting, tiled splash back, extractor fan and recessed lighting.



Bedroom (4.) 12'8 x 9'8

With full length built-in bedroom furniture to include Ladies and Gents wardrobes with drawers under, TV point and sprung wooden flooring

Bathroom & WC combined 7'10 x 7'1

With Jacuzzi style spa Bath, telephone hand shower, uPVC paneled walls and ceiling, recessed lights, extractor fan. Karndene tiled flooring

