

Bedroom (3.) 8'4 x 7'11
With laminated wooden flooring

Bathroom and WC combined
With telephone hand shower, shower screen, tiled walls and floor, uPVC ceiling

Exterior Features

Enclosed garden area to rear part paved part in coloured stone. Garden area to front stocked with a variety of shrubs and evergreens

Tarmac Driveway/Parking Area

Outside Lights

Other Features

- Gas Fired Heating
- uPVC Triple Glazed Windows
- Composite External Doors
- White Panel Internal Doors

For Further Details and Permission to View Contact Selling Agents

Ref: CR4502.MP.150318



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Coleraine 18 Clifton Park, BT52 2HW

Well presented and maintained both internally and externally, this delightful townhouse offers well proportioned three bedroom, one reception living accommodation and is sure to impress. Located in the popular "Newmills" area this is an ideal First Time or Investment Buy which is sure to attract a keen market interest, so early viewing is highly recommended!

Offers Around £92,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Location: Lave Coleraine Town Centre via the Ballycastle Road and Clifton Park is the last turn off on the right before the roundabout

Accommodation Comprising

Entrance Porch

With tiled floor. Glass panel door to:

Hall

With laminated wooden flooring



Cloaks
Comprising WC and wash hand basin, laminated wooden flooring

Lounge 19'5 x 11'4 (8'10 min)
With feature tiled fireplace and hearth, laminated wooden flooring



Kitchen/Dining 15'3 x 10'9

With bowl and half stainless steel sink unit, range of eye and low level units, display cabinet, saucepan drawers, concealed lighting, gas hob, electric under oven and extractor, plumbed for automatic washing machine, tiled between work tops and eye level units, tiled floor. **Walk-in storage area** with light and tiled floor

Rear Porch

With shelved storage cupboard and tiled floor

First Floor

Landing

With laminated wooden flooring. Boiler/Storage cupboard

Bedroom (1.) 11'5 x 10'1

With walk-in wardrobe, recessed lights and laminated wooden flooring

