

Bedroom (2):
13'4 x 12'4

Bedroom (3):
12'4 x 11'2

Bedroom (4):
12'6 x 9'10 with double built-in wardrobe.

EXTERIOR FEATURES:

Integral Garage: 20'4 x 19'6 with 2 roller doors, light and power points.
Generous sized fence enclosed gardens to side and rear laid in lawn with outside lights and tap. Front garden laid in lawn with flower beds.
Tarmac driveway and additional parking area to front.

ADDITIONAL FEATURES:

Oil Fired Heating
Double Glazed Windows
Burglar Alarm System Installed
White 6 Panelled Internal Doors

For further details and permission to view
Contact selling agents

Tenure:
TBC.

Solicitor:
TBC.

Property Reference:
CR3205.JD.060607

B.C. 06.11.07 B.C. 14.11.07 B.C. 11.01.08 P.C. 20.04.09
P.C. 19.01.10 B.C. 01.02.10 P.C. 08.03.11 P.C.
11.03.11 P.C. 31.03.11 P.C. 17.06.13 P.C. 16.07.15 P.C.
180915 PC 100616



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Coleraine 25 College Park BT51 3HE

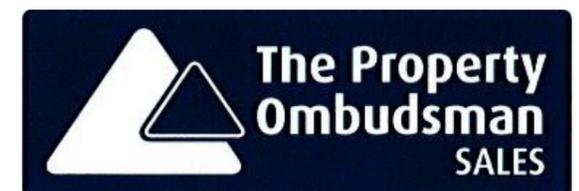
This superior detached house has been built to a very high standard and sits on a good sized site within this prestigious development. Positioned in a cul-de-sac location and comprising excellent four bedroom, three plus reception living accommodation (complete with large garage), this property is ideally suited to those seeking a good family home. Within easy driving distance to all local amenities including the town centre, schools and a health centre, an early appointment to view comes highly recommended.

Offers Around £239,950

Coleraine Office
20 New Row
Coleraine BT52 1AF

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www.mcafeepropertiesandmortgages.com



Location:

Heading out of Coleraine along the Castlerock road, turn first right after the Loreto Convent into College Park. Turn right at the T-junction followed by the next right and No. 25 is situated straight ahead.

Accommodation Comprising:

GROUND FLOOR

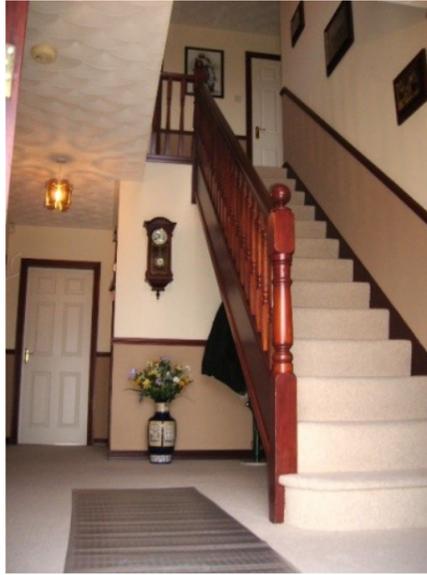
Open Entrance Porch:
with light.

Reception Hall:
with telephone point and dado rail. **Separate w.c.** with laminated tile effect flooring, half tiled walls, pedestal wash hand basin and low flush w.c.

Lounge:
18'9 x 12'4 Mahogany surround fireplace with granite and marble tiled inset and hearth, piped for gas fire and dimmer switch.

Family Room:
13'3 x 12'5 Mahogany surround fireplace with granite and marble tiled inset and hearth, T.V. point and dimmer switch.

Dining Room:
12'4 x 11'1 with door leading to rear garden.



Kitchen & Dining Area:

17'7 x 12'4 with bowl and a half sink unit, range of high and low level cherry fronted units with concealed lighting and shelving, built-in touch sensitive hob with extractor fan over, built-in 'neff' double oven, integrated dishwasher, laminated tile effect flooring, part tiled walls and dado rail.

Utility Room:

15'1 x 9'1 with single drainer stainless steel sink unit, high and low level units, storage cupboard, laminated tile effect flooring, part tiled walls and plumbed for automatic washing machine. Pedestrian door leading to integral garage and stairs leading to Play Room above garage. Separate w.c. with laminated tile effect flooring. Pedestal wash hand basin and half tiled walls.

Play Room:

19'7 x 14'7 with storage into eaves.



FIRST FLOOR

Landing:
with cloaks cupboard, dado rail, smoke alarm and access to roofspace.

Bathroom:
White suite comprising wood panelled bath with telephone hand shower over, pedestal wash hand basin, low flush w.c., fully tiled walk-in shower cubicle with 'Mira Sport' fitting, laminated tile effect flooring, fully tiled walls and extractor fan.

Bedroom (1):
14'3 x 12'4 with **Ensuite** comprising fully tiled walk-in shower cubicle with 'Mira Sport' fitting, pedestal wash hand basin, low flush w.c., fully tiled walls, laminated tile effect flooring and extractor fan.

