

For Sale

45 Ballylagan Road, Coleraine, BT52 2PQ

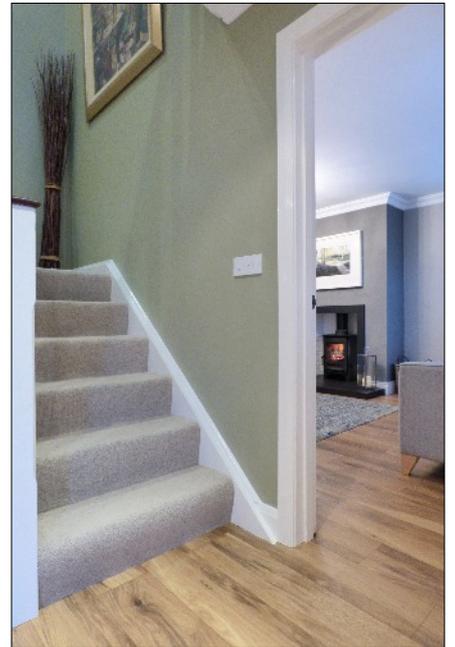
Offers Over **£215,000**



Property Overview

- Detached House
- 4 Bedrooms, 2 Reception Rooms + Playroom
- uPVC double glazed windows
- uPVC soffits, fascia and guttering
- Oil fired central heating
- Located in a rural setting with countryside views
- Ideal modern family home
- Situated between Portrush and Coleraine
- Excellent condition throughout
- Rates: The assessment for the year 2015/2016 is £1293.70
- EPC Rating - C69

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Entrance Hall:

With laminate flooring, wooden front door with feature arch surround, recessed lighting, understair storage, cornice, telephone point.

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Lounge:

19'7 x 11'8 (5.97m x 3.56m) with laminate flooring, multi burner with tiled hearth, brick insert with slate surround, cornice, television point, telephone point, French doors leading to:

Dining Room:

12'6 x 10'6 (3.81m x 3.20m) with tiled floor, television point, ceiling light with fan, French doors leading to patio area at the rear of property.



Family Room/Bedroom 4:

11'0 x 10'5 (3.35m x 3.18m) with laminate flooring, cornice, telephone and television points.

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Kitchen:

19'6 x 14'8 (5.94m x 4.47m) (max) with tiled floor, eye and low level units, island with low level units including a single bowl stainless steel sink unit, 5 ring Bosch gas hob, AEG stainless steel extractor fan, glass splash back, storage unit with built in twin ovens, space for a wine fridge, space for an American style fridge/freezer, TV point, recess lighting. French doors leading to patio area at the rear of the property.

Utility Room:

13'4 x 8'0 (4.06m x 2.44m) with tiled floor, low level units, one and a half bowl stainless steel sink unit, plumbed for washing machine and dishwasher.

Separate W.C.:

With tiled floor, wash hand basin, w.c., extractor fan.

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Storage/Utility Room (formally part of garage):

11'8 x 6'9 (3.56m x 2.06m) with tiled floor, eye and low level units.

Play Room (formally part of garage):

12'2 x 11'8 (3.71m x 3.56m) with laminate flooring, television point, recess lighting, cupboard housing the boiler, access to roof space via a Slingsby ladder.

Turning staircase leading to:

FIRST FLOOR

Landing:

With laminate flooring, hotpress with shelving, Velux windows, recess lighting, access to roof space.

Master Bedroom:

14'6 x 11'9 (4.42m x 3.58m) with laminate flooring, telephone and television points, thermostat.

En-suite:

Comprising tiled floor, w.c., wash hand basin with set in vanity unit, fully tiled shower cubicle with Mira electric power shower, Velux window, recess lighting, extractor fan, heated towel rail.

Bedroom 2:

14'7 x 9'9 (4.45m x 2.97m) with laminate flooring, television point.

Bedroom 3:

11'9 x 9'4 (3.58m x 2.84m) with laminate flooring, television point.

Bathroom and w.c. Combined:

Comprising tiled floor, w.c., wash hand basin, half tiled walls, corner bath, fully tiled shower cubicle with Mira electric shower, recess lighting, extractor fan.

EXTERIOR FEATURES

Garden laid in lawn to side with mature shrubs and trees. Paved patio to rear enclosed with fencing, garden shed, concealed PVC oil tank, outside lighting.

Driveway is owned by No 47 but No 45 has right of way.

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Ground Floor



First Floor

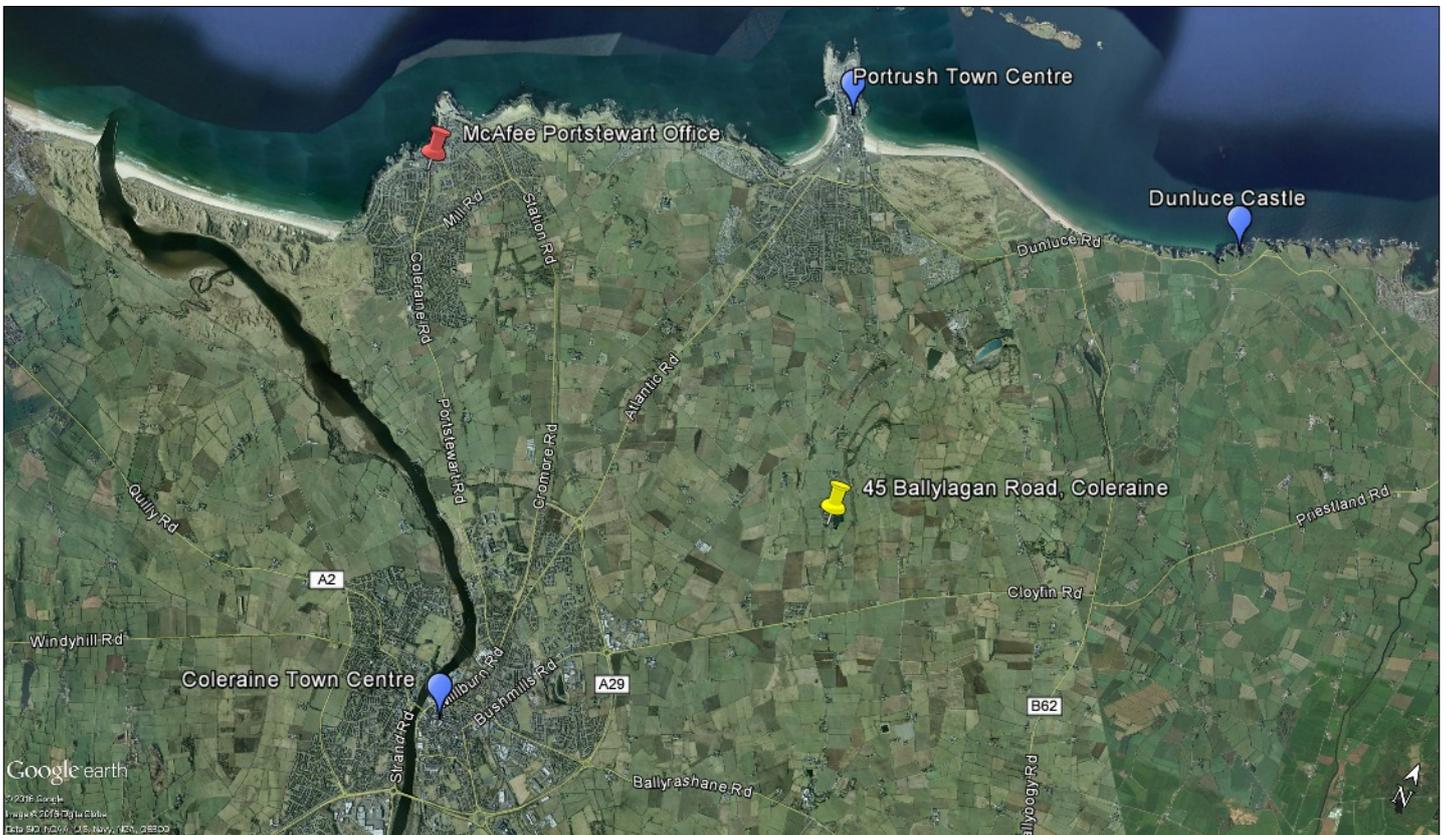
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

When leaving Coleraine on the Cloyfin Road (B17) in the direction of Bushmills, drive past Drumadragh and Ballylagan Road will be the next road on your left hand side. Number 45 is directly opposite the Ballylagan Fishery.
 From Coleraine – 2.79 miles From Portrush – 2.54 miles

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	
Full EPC available on request			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

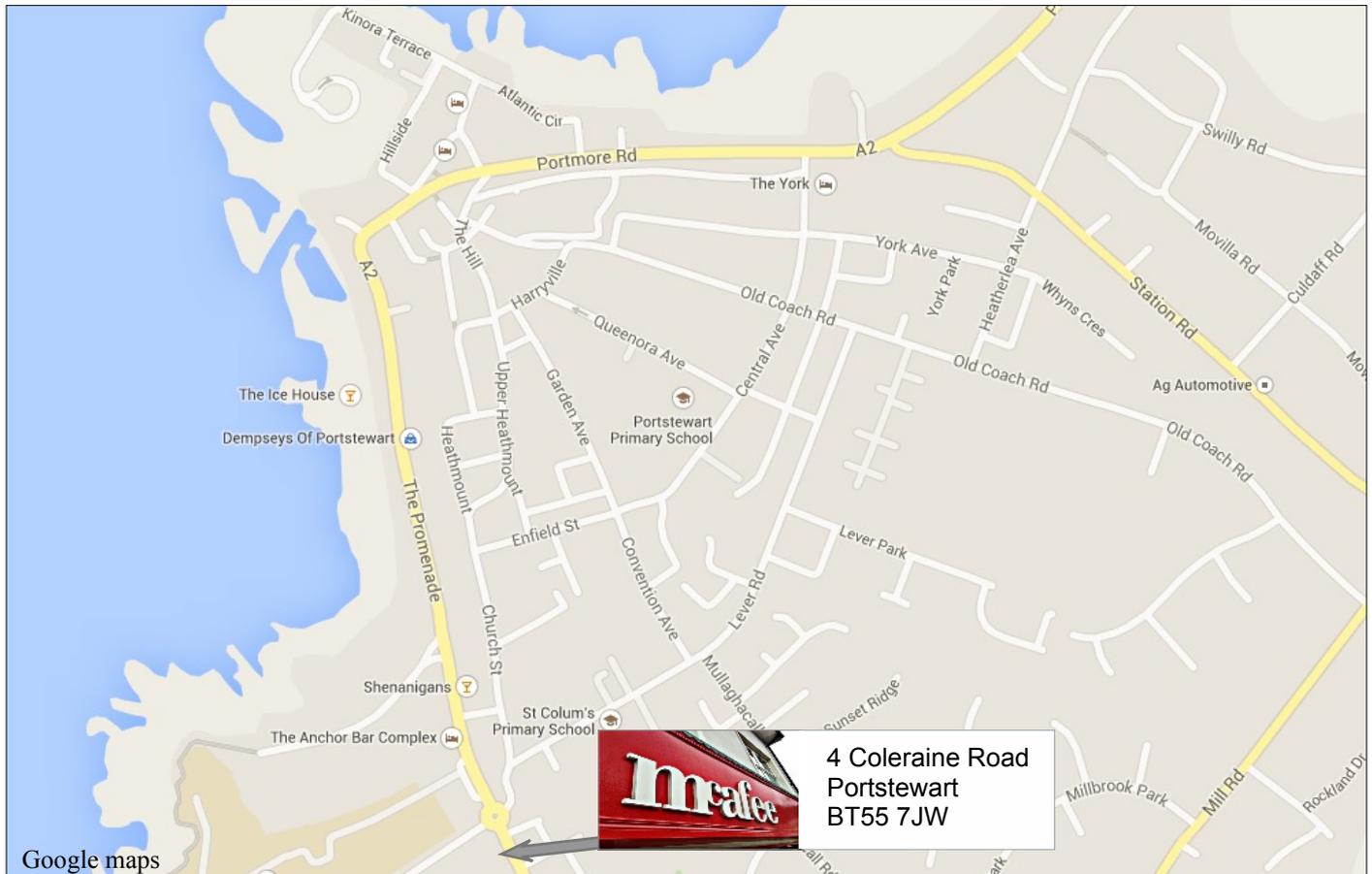
WEBSITE AND E-MAIL

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PROPERTY REFERENCE

PST1064 230116/LM

OUR OFFICE LOCATION



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