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**ARMSTRONG
GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

COLERAINE

**52 Greenmount Road
BT51 3QG**

Offers Over £165,000

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This charming four bedroom semi-detached chalet bungalow is located in the highly desirable Greenmount area—an ideal choice for first-time buyers or growing families. Offering well planned, spacious accommodation and lovingly maintained throughout, the home is in excellent condition. Outside, it features a detached garage and generous front and rear gardens, with the rear garden designed for easy upkeep. Enjoy the convenience of nearby local shops, with excellent access to ring roads for commuting to Belfast, Londonderry, or beyond. A fantastic opportunity to step onto the property ladder in a popular, well-connected neighbourhood!

Leaving Coleraine, take your first right after the Greenmount Roundabout onto Greenmount Road. Drive straight ahead and take your fifth left at the very top. No 50 will be located on your left hand side.

The vendor of this property is a relative of Armstrong Gordon Estate Agents within the meaning of the Estate Agents Act 1979 and a declaration to that effect is hereby made in accordance with Section 21 of that Act.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

3'4 wide with under stairs storage and laminate wood floor.

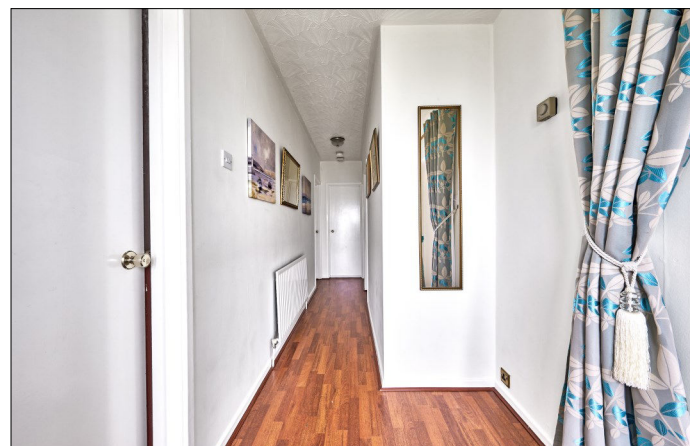
Lounge:

With Mahogany mantle, stone inset and tiled hearth, dado rail and coving. 16'2 x 12'6



Kitchen/Dining Room: 12'4 x 10'8

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker, extractor fan above, space for fridge freezer, space for additional freezer, glass display cabinets, shelving, drawer bank, wood sheeted ceiling with recessed lighting and pedestrian door leading to rear garden.



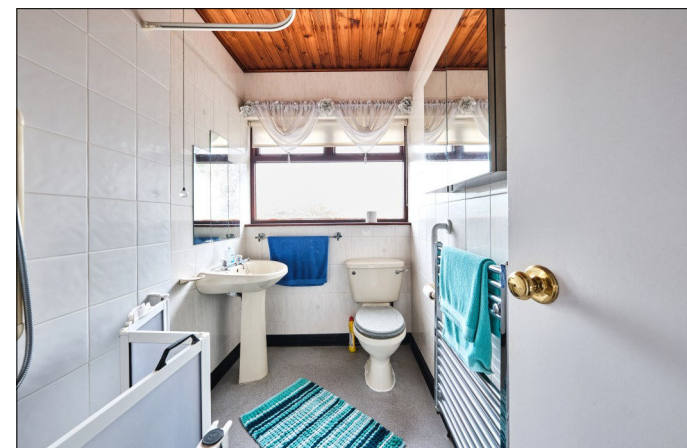
Bedroom 1/Snug:

With coving. 10'9 x 10'9



Bedroom 2:

With built in mirrored slide robes. 10'9 x 7'9



Shower Room:

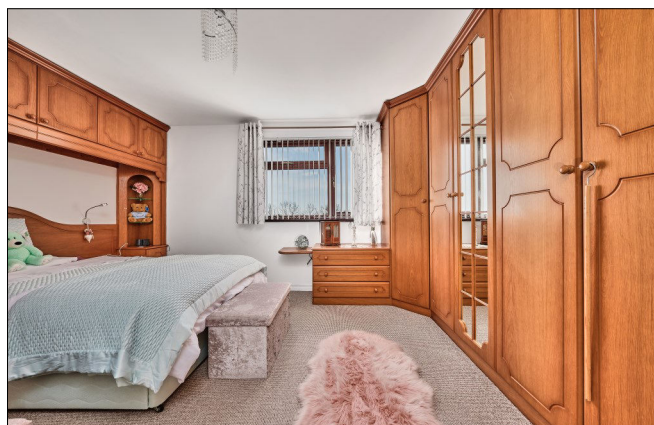
With white suite comprising w.c., wash hand basin, fully tiled walk in shower area with electric shower head, additional telephone hand shower, heated towel rail, fully tiled walls, pine sheeted ceiling with recessed lighting and extractor fan.

FIRST FLOOR:

Landing:

Bedroom 3:

With two double and one large single wardrobe, wash hand basin set in vanity unit with storage below, chest of drawers, bedside lockers and over head storage. 13'2 x 14'1



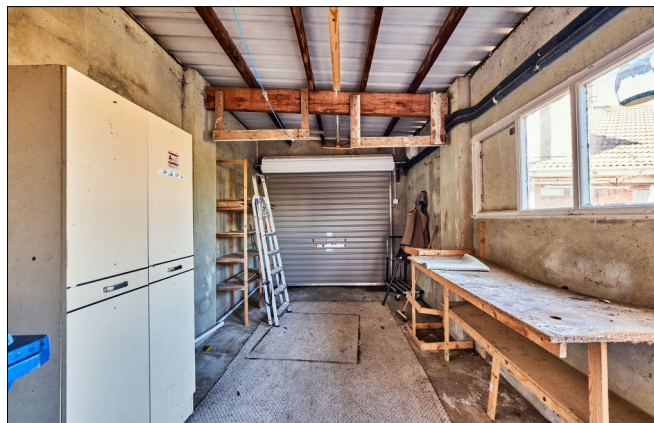
Bedroom 4:

With built in three single wardrobes, desk locker, additional walk in storage, chest of drawers, bedside lockers and over head storage. 11'0 x 10'7



EXTERIOR FEATURES:

Concrete driveway leading to detached garage 20'8 x 9'2 with up and over roller door, pedestrian door to rear garden, light and power points and tap. Garden to rear is fenced in and benefits from extensive paved patio area with established shrubbery and plants. Light to front and rear. Tap and boiler to rear. Garden to front is laid in lawn with established shrubbery and plants.



SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Hardwood Double Glazed Windows
- ** Detached Garage
- ** Popular Residential Location

TENURE:

TBC

CAPITAL VALUE:

£115,000 (Rates: £1,127.46 p/a approx.)

