

For Sale

39 Seapark, Castlerock, County Londonderry, BT51 4TH

Offers Over **£180,000**



Property Overview

- Detached Split Level Bungalow
- 3 Bedrooms, 1 Reception Room
- Partial sea views to the front
- Oil fired central heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Close to village centre and beach
- Rates: The assessment for the year 2019/2020 is £1065.35
- EPC Rating - F34

39 Seapark, Castlerock, BT51 4TH

ENTRANCE HALL:

With uPVC glass panel front door, laminate flooring, cloaks cupboard, telephone point.



LOUNGE:

5.08m x 3.48m (16' 8" x 11' 5") with Donegal quartz fireplace, laminate flooring, dimmer switch lighting, glass panel door from hall.

39 Seapark, Castlerock, BT51 4TH



KITCHEN / DINING AREA:

5.05m x 4.09m (16' 7" x 13' 5") with eye and low level units including larder, one and a half bowl stainless steel sink unit, tiled between units, Brandt oven and hob, extractor fan, laminate flooring, eyeball spot lighting, uPVC glass panel side door.

39 Seapark, Castlerock, BT51 4TH

UPPER LANDING:

With access to roof space, cloaks cupboard, hot press.



BEDROOM (1):

4.39m x 3.48m (14' 5" x 11' 5") with built-in furniture comprising wardrobes, sets of drawers, over bed storage, bedside set of drawers.

39 Seapark, Castlerock, BT51 4TH

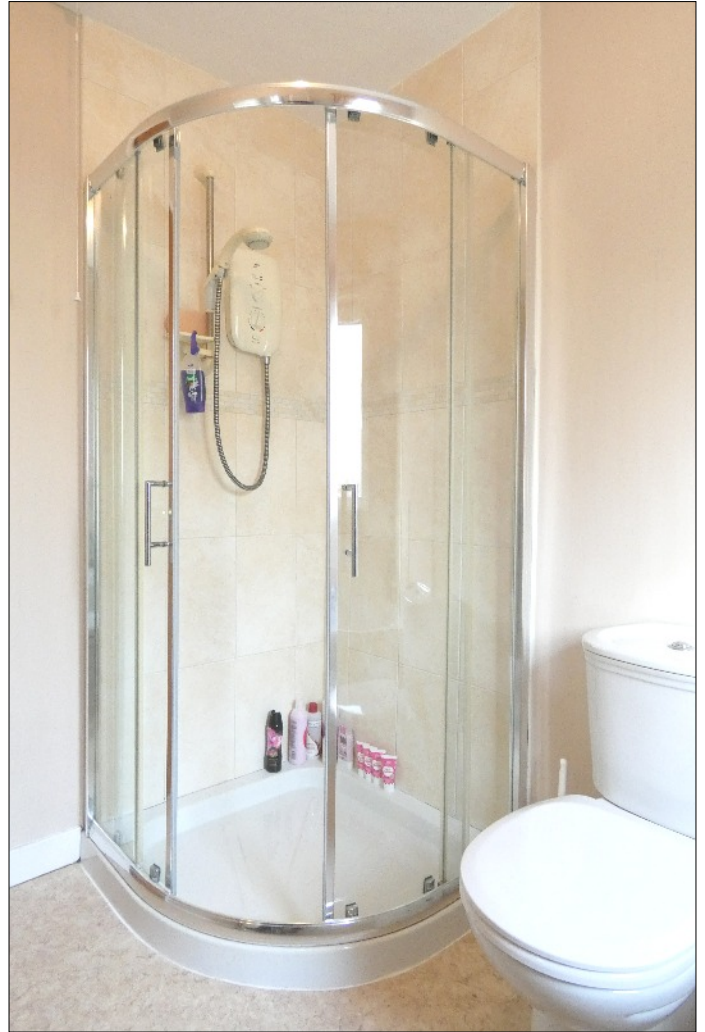


BEDROOM (2):
3.58m x 3.28m (11' 9" x 10' 9")



BEDROOM (3):
3.28m x 3.28m (10' 9" x 10' 9")

39 Seapark, Castlerock, BT51 4TH



BATHROOM:

Comprising panel bath with tiling around, wash hand basin, w.c., tiled corner shower cubicle with Mira electric shower fitting, heated towel rail.

39 Seapark, Castlerock, BT51 4TH



EXTERIOR FEATURES

Garden laid in lawn to front with shrubs. Concrete driveway. Raised garden laid in lawn to rear with shrubs. Patio area to rear. Pedestrian gate to side. Outside light to front, side and rear. Water tap to side. PVC oil tank.

GARAGE:

6.2m x 3m (20' 4" x 9' 10") with automatic roller door, strip lighting. Boiler house to side.

39 Seapark, Castlerock, BT51 4TH

FLOOR PLANS



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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

39 Seapark, Castlerock, BT51 4TH



Property Location:

On approaching Castlerock along the Sea Road, at the mini roundabout turn left onto Castle Walk, at the end turn left onto Freehall Road, then turn first right onto Norwell Park, then first right onto Seapark, continue to the end and turn left and Number 39 is situated on the right hand side.

39 Seapark, Castlerock, BT51 4TH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
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

www.mcafeeproperties.co.uk
sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0028 240419/SH

OUR OFFICE LOCATION



mcafee

24 New Row
 Coleraine
 BT52 1AF



**FOLLOW US
 ON FACEBOOK**

