

For Sale

6 The Hawthorns, Cromore Road, Coleraine, BT52 1SL

Offers Over **£219,500**



Property Overview

- Detached Chalet Bungalow
- 4 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows and doors
- uPVC fascia, soffits and downpipes
- Internal oak doors and architrave (Ground Floor)
- Excellent decorative order throughout
- Choice corner site just off Cromore Road
- Detached Garage
- Conveniently located to Portstewart and Portrush towns (Approximately 4 miles)
- Rates: The assessment for the year 2019/2020 is £1352.18
- EPC Rating - E53

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ENTRANCE HALL:

With composite front door, telephone point, laminated wood flooring, under stairs cloaks cupboard.



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LOUNGE:

16'4 x 14'4 (4.98m x 4.37m) with a marble surround fireplace and cast iron inset, electric inset, marble hearth, television point, solid oak wood flooring.

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KITCHEN / DINING AREA:

17'4 x 12'7 (5.28m x 3.84m) (L-shaped - Max) with eye and low level units complimented by granite work tops, integrated double oven, Neff 4 ring hob with glass extractor canopy, integrated fridge / freezer, one and a half bowl stainless steel sink unit, tiled floor, low voltage downlights, LED lighting within units, instant hot water tap, uPVC sliding patio door to rear garden.

UTILITY ROOM:

7'2 x 4'10 (2.18m x 1.47m) with eye and low level units, single bowl stainless steel sink unit, space for dishwasher, space for washing machine, uPVC door to rear.

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FAMILY ROOM:
11'0 x 10'8 (3.35m x 3.25m) with wall mounted electric fireplace, laminated wood flooring.

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BEDROOM (1):
15'3 x 10'8 (4.65m x 3.25m) with laminated wood flooring.

EN-SUITE:
Comprising tiled walk in shower cubicle comprising Creda electric shower system, vanity sink unit, w.c., chrome heated towel rail, low voltage down lights within PVC panelled ceiling.

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BEDROOM (2)
10'7 x 8'5 (3.23m x 2.57m) with fitted mirror slide-robos.



BATHROOM:
Comprising panel bath, w.c. and wash hand basin, extractor fan, fully tiled walls, tiled floor, low voltage downlights within PVC panelled ceiling.

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FIRST FLOOR

LANDING:

With hot press.



BEDROOM (3):

12'9 x 12'6 (3.89m x 3.81m) with fitted wardrobes, laminated wood flooring.

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BEDROOM (4):
12'7 x 8'3 (3.84m x 2.51m) with laminated wood flooring.



SHOWER ROOM:
Comprising PVC panelled enclosed shower cubicle with thermostatic shower unit, vanity sink unit, tiled splashback, w.c., chrome heated towel rail, extractor fan, PVC panelled ceiling.

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EXTERIOR FEATURES

Open plan garden to front and side laid in lawn finished with an array of plants, trees and shrubbery. Tarmac driveway to side enclosed by wrought iron gates, outside security light to side, outside water tap. Garden to rear laid in lawn and fully enclosed by panelled fencing with pedestrian access to sides, PVC oil tank, oil fired burner housing, raised decking area with LED lighting, security lighting, patio area.

MULTIPURPOSE SHED:

9'0 x 9'0 (2.74m x 2.74m)

DETACHED GARAGE:

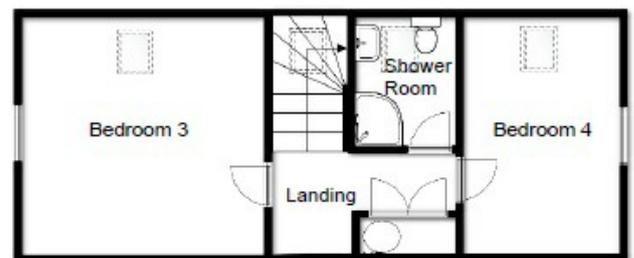
21'9 x 11'1 (6.63m x 3.38m) with colour coded roller door, pedestrian door to side, access to overhead storage, power points and stripe lighting.

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FLOOR PLANS



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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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.
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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.

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Property Location:

On leaving Coleraine in the direction of Portstewart along the Cromore Road, take to last turning on the right into The Hawthorns where Number 6 is situated on the left hand side.

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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 | | | |
| (39-54) E | | 53 | 63 |
| (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
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OUR OFFICE LOCATION



Google maps



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