

For Sale

22 Exorna Park, Articlave, BT51 4UX

Offers Over **£245,000**



Property Overview

- Detached Chalet Bungalow
- 5 Bedrooms, 2 Reception Rooms
- Intruder Alarm system
- Solar panels (Owned outright)
- Oil fired central heating
- uPVC double glazed doors and windows
- uPVC fascia soffits and downpipes
- Landscaped gardens to front and rear
- Sea Views towards the Barmouth and Atlantic Ocean
- Rates: The assessment for the year 2020/2021 is £1566.21

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ENTRANCE HALL:

With uPVC front door, half wood panelled walls, telephone point, hard wood flooring.

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LOUNGE:

20'3 x 13'1 (6.17m x 3.99m) with open recess, wood burning stove, granite hearth, low voltage down lights, television point, dimmer switch light controller, cornice and centrepiece.

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KITCHEN / DINING AREA:

24'4 x 12'2 (7.42m x 3.71m) with fully fitted eye and low level units with granite worktop, integrated fridge freezer, integrated dishwasher, space for range cooker, extractor fan canopy, Belfast sink with mixer taps, granite splash back, island counter with granite work top, low voltage down lighting, tiled flooring. French doors to Conservatory.

UTILITY ROOM:

6'5 x 5'1 (1.96m x 1.55m) with eye and low level units, tiled flooring, space for washing machine, uPVC door to the rear.

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CONSERVATORY:

11'9 x 11'8 (3.58m x 3.56m) (MAX) with vaulted ceiling, low voltage down lighting, tiled flooring, uPVC French doors to rear.

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BEDROOM 1:
17'3 x 12'1 (5.26m x 3.68m) with built in mirrored slide-ropes, hard wood flooring, low voltage down lighting.



EN-SUITE:
Comprising fully tiled walk in shower cubicle with thermostatic shower system and additional waterfall shower head, w.c. and wash hand basin, chrome heated towel rail, fully tiled walls, tiled flooring, low voltage downlights, extractor fan.

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BEDROOM 2:
12'3 x 11'8 (3.73m x 3.56m)



BEDROOM 3 / SITTING ROOM:
12'1 x 12'1 (3.68m x 3.68m) with television point, wired for wall lights, cornice and centrepiece.

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BATHROOM:

Comprising a ball and claw free standing bath, Jack and Jill sink units, fixed wall mirror with automated sensor lights, w.c., half panelled wood all round, low voltage down lighting, Myson classic style school radiator, tiled flooring.

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FIRST FLOOR

STAIRCASE LEADING TO LANDING: With access to hot press and linen cupboard.



BEDROOM 4:

12'6 x 11'9 (3.81m x 3.58m) (measurement into built in wardrobe) with low voltage down lighting, range of built in storage cupboards.

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BEDROOM 5 / STUDY ROOM:

12'4 x 12'3 (3.76m x 3.73m) with tiled floor, low voltage down lighting, access to voids, walk in storage cupboard.



SHOWER ROOM:

Comprising fully tiled walking shower cubicle, with a thermostatic shower system, w.c., wash hand basin, extractor fan, fully tiled walls and tiled floor.

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EXTERIOR FEATURES

Extensive patio area to the rear of the property, enclosed by wall, raised flower bed with an array of plants, trees, shrubbery and flowers leading to raised decking area with elevated views of The Barmouth and Atlantic Ocean, exterior outdoor garden lights. Water feature. Artificial grass garden area to side with rockery area. Extensive parking area to front finished with red brick, pond area finished with an array of plants, trees, shrubbery and flower beds to front, exterior outdoor garden lights.

GARAGE:

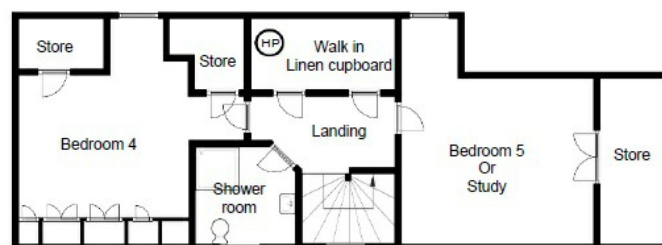
33'0 x 12'11 (10.06m x 3.94m) with electric colour coded roller door, overhead storage, oil fired burner housing, uPVC pedestrian door to rear.

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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.

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

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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.
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.
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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.
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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 approaching Articlave along the Quilly Road from Coleraine, turn left into Exorna Park where you will find Number 22 on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
Northern Ireland		
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



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