

## For Sale

27 Ardbeg Drive, Off Hazelbank Road, Coleraine, BT51 3EQ

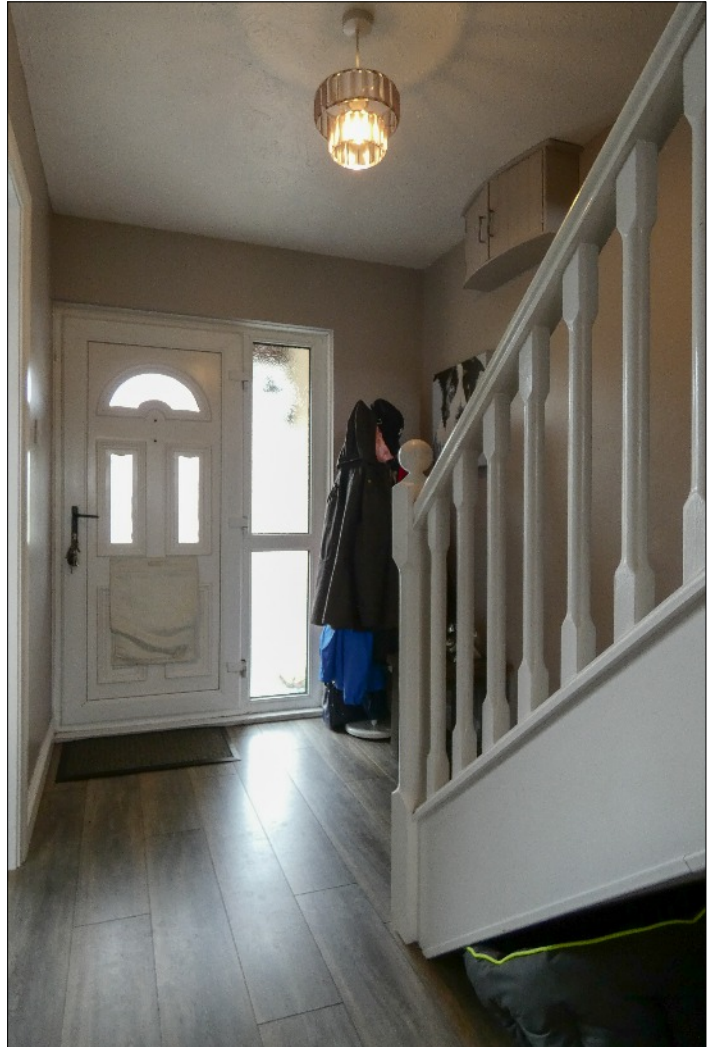
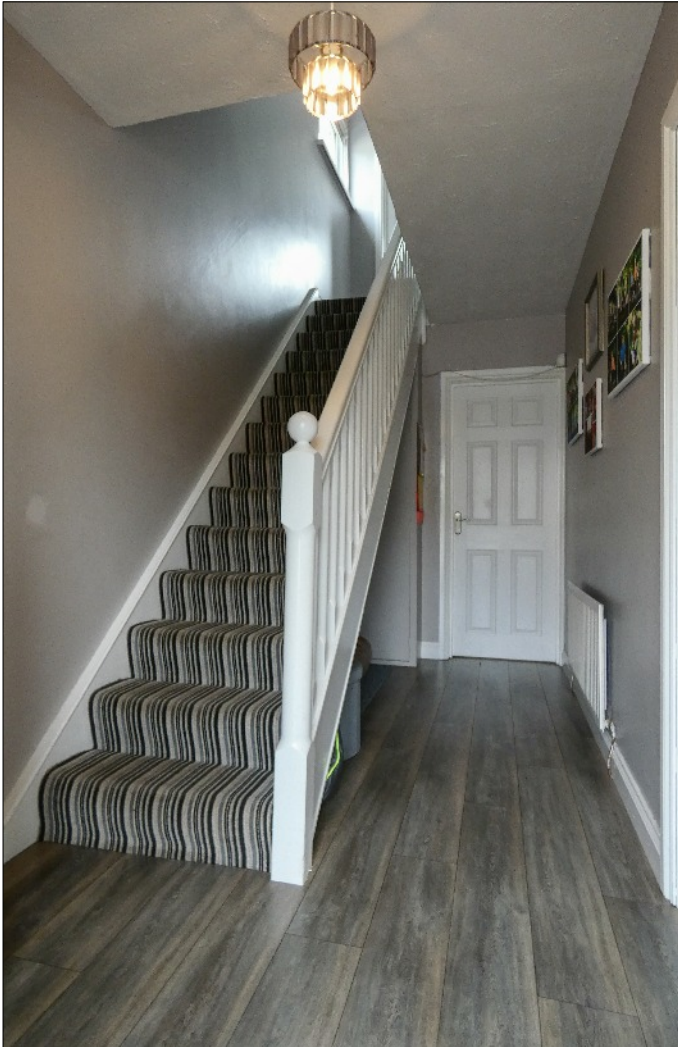
Offers Over **£112,500**



### Property Overview

- Semi-detached house
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed doors and windows
- Detached garage
- Private garden to rear situated on a corner site
- Located off Hazelbank Road
- Rates: The assessment for the year 2020/2021 is £846.60
- EPC Rating - E41

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**ENTRANCE HALL:**  
With uPVC front door, laminated wood flooring.



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**LOUNGE:**

15'1 x 11'9 (4.60m x 3.58m) with open fireplace and electric inset, television point, laminated wood flooring.



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## KITCHEN / DINING AREA:

18'3 x 9'8 (5.56m x 2.95m) with eye and low level units, integrated Schott hob, integrated Bush under oven, tiled between eye and low level units, stainless steel circular sink unit, extractor canopy, space for fridge freezer, space for washing machine, space for dishwasher, uPVC door to rear.

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**FIRST FLOOR**

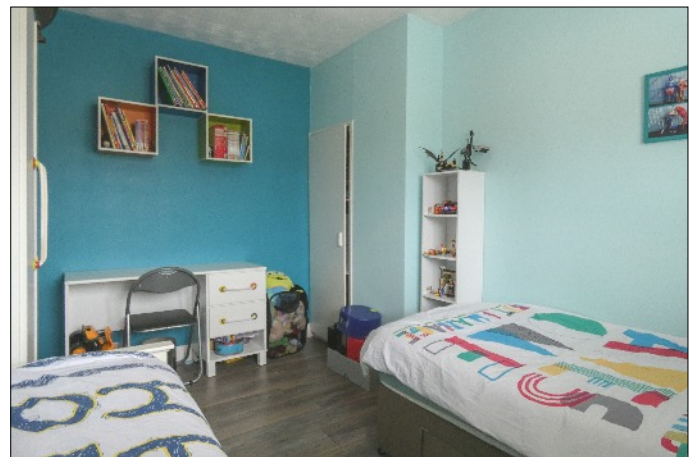
**LANDING:** With hot press cupboard and access to roof space.



**BEDROOM 1:**  
12'6 x 11'6 (3.81m x 3.51m)



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**BEDROOM 2:**

12'6 x 9'2 (3.81m x 2.79m) with built in wardrobe, laminated wooden floor.

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**BEDROOM 3:**  
9'1 x 8'9 (2.77m x 2.67m) with built in wardrobe.



**BATHROOM:**  
Comprising panel bath with Redring overhead shower system and shower screen, w.c. and wash hand basin, laminated tile effect flooring, PVC cladded walls and ceiling, low voltage downlights, chrome heated towel rail, extractor fan.



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## EXTERIOR FEATURES

Tarmac driveway to front, enclosed by boundary wall and fence, pedestrian gated access to rear. Generous rear garden laid in lawn enclosed by fence also including patio area, outside water tap, oil fired burner housing, coloured stone area and outside security lighting.

### DETACHED GARAGE:

28'0 x 12'11 (8.53m x 3.94m) with lights and power points, pedestrian door leading, attic storage.



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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.
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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:**

At Waterside, travel up Lower Captain Street, turn left onto Hazelbank Road and continue straight on, turn right into Ardbeg Drive where number 27 is located at the top on the right hand side.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.mcafeeproperties.co.uk)  
[sales@mcafeeproperties.co.uk](mailto:sales@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0080 180920/SH

#### OUR OFFICE LOCATION



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