

For Sale

2 Bristol Court, Off Ballycairn Road, Coleraine BT51 3LD

Offers Over **£164,500**



Property Overview

- Detached Chalet Bungalow
- 5 Bedrooms, 1 Reception Room
- Views to the rear overlooking Coleraine town-
- Oil fired central heating
- uPVC double glazed doors and windows
- uPVC fascia and soffits
- Integral garage
- Close to both primary and secondary schools
- Excellent residential area of Coleraine
- Rates: The assessment for the year 2020/2021 is £1142.91
- EPC Rating - F27

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ENTRANCE PORCH:

With uPVC front door, laminated wood flooring, part glazed door into:

ENTRANCE HALL:

With laminated wood flooring, under stairs storage, hot press cupboard.

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LOUNGE / DINING AREA:

8.86m x 3.38m (29' 1" x 11' 1") with raised open fireplace, tiled hearth, laminated wood flooring, telephone point, television point.

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KITCHEN:

3.68m x 3.1m (12' 1" x 10' 2") with fully fitted eye and low level units, one and a half bowl stainless steel sink unit, Beko integrated hob and matching under oven, stainless steel extractor fan, tiled between eye and low level units, space for dishwasher, space for fridge freezer, tiled flooring.



UTILITY AREA:

3.96m x 2.13m (13' 0" x 7' 0") with low level units, space for washing machine, space for tumble dryer, door into garage.

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BEDROOM 1:
4.47m x 2.77m (14' 8" x 9' 1") with built in sliderobes.



BEDROOM 2:
3.66m x 2.9m (12' 0" x 9' 6") with built in double wardrobe.



BEDROOM 3:
3.38m x 2.84m (11' 1" x 9' 4") with built in double wardrobe.

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SHOWER WET ROOM:

Comprising fully tiled walls and floor, soak away shower area with Heatstore electric shower system, w.c. and wash hand basin, low voltage downlights.

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FIRST FLOOR

LANDING:

With under eave storage.



BEDROOM 4:

3.66m x 3.2m (12' 0" x 10' 6") with under eave storage.



BEDROOM 5:

3.2m x 2.46m (10' 6" x 8' 1") with under eave storage.

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EXTERIOR FEATURES

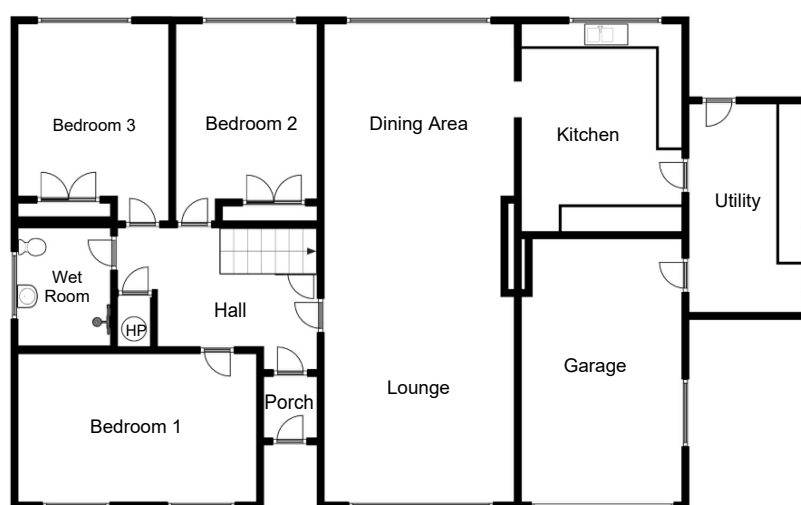
Garden to front laid in lawn enclosed by wall, concrete driveway. Garden to rear laid in lawn, raised flowerbeds, outside water tap, patio area, PVC oil tank, oil fired burner housing.

INTEGRAL GARAGE:

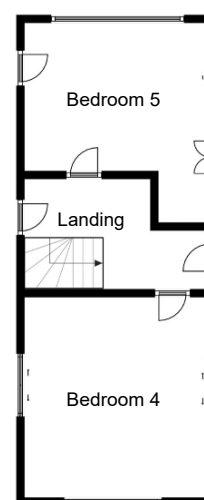
5.03m x 3.2m (16' 6" x 10' 6") with electric colour coded roller door, power points and stripe lighting.

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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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Property Location:

On leaving Coleraine along the Castlerock Road turn right into the Ballycairn Road. Take the fifth exit on the left into Slieve Banna. Then take the first left into Bristol Court where Number 2 is situated on the left hand side.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		59
E 39-54		
F 21-38	27	
G 1-20		
Not energy efficient - higher running costs		
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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