

## For Sale

15 Greenhall Court, Coleraine , BT51 3FD

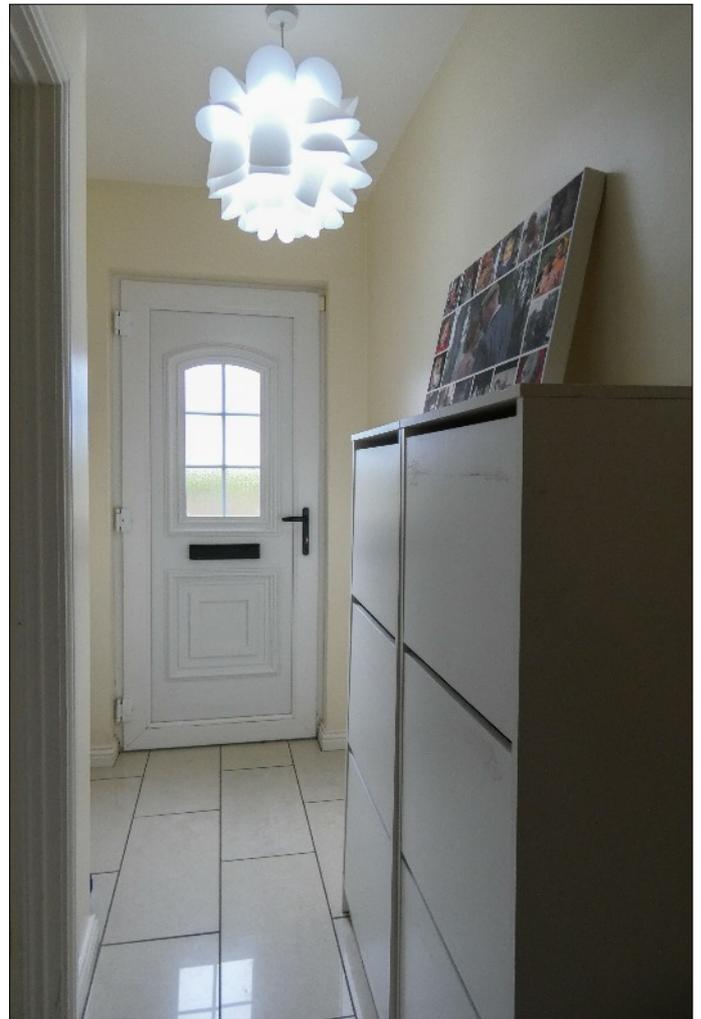
Offers Over **£119,950**



### Property Overview

- Mid Terrace house
- 3 Bedrooms 1 Reception Room
- Gas central heating
- uPVC double glazed windows and doors
- uPVC fascia, soffits, and downpipes
- Close proximity to all local amenities
- Located at the front of the development
- Management Fee: The assessment for year 2020/2021 is £105.00
- Rates: The assessment for the year 2020/2021 is £973.59
- EPC Rating - C74

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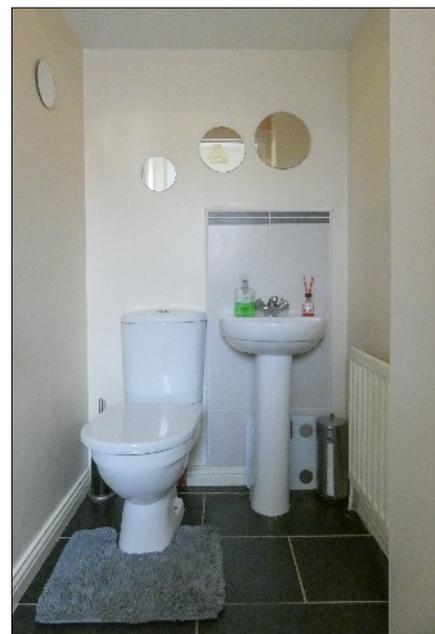
**ENTRANCE HALL:**  
With telephone point, burglar alarm control panel.

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**LOUNGE:**  
16'05 x 13'11 (5.00m x 4.24m) (MAX) with tiled flooring, open fireplace with wood surround, cast iron inset and tiled hearth, telephone and television point.

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#### **KITCHEN / DINING AREA:**

14'08 x 13'02 (4.47m x 4.01m) with fully fitted eye and low level units, tiled between units, one and a half bowl sink unit, Smeg quad gas hob, Hotpoint integrated oven, extractor fan, integrated dishwasher, space for fridge freezer, wall mounted island table, television point, access to under-stairs storage cupboard. Access to back hall with door leading to back garden and leading to:

#### **W.C & WASH HAND ROOM:**

With W.C. and wash hand basin, tiled floor, tiled splashback, extractor fan.

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**FIRST FLOOR:** Access to storage closets and floored roof space.



**BEDROOM 1:**  
11'11 x 8'08 (3.63m x 2.64m) with telephone point, built in mirrored sliderobes.

**EN-SUITE:**  
With fully tiled walk in shower unit with shower system, W.C. and wash hand basin, tiled floor, tiled splashback, extractor fan.

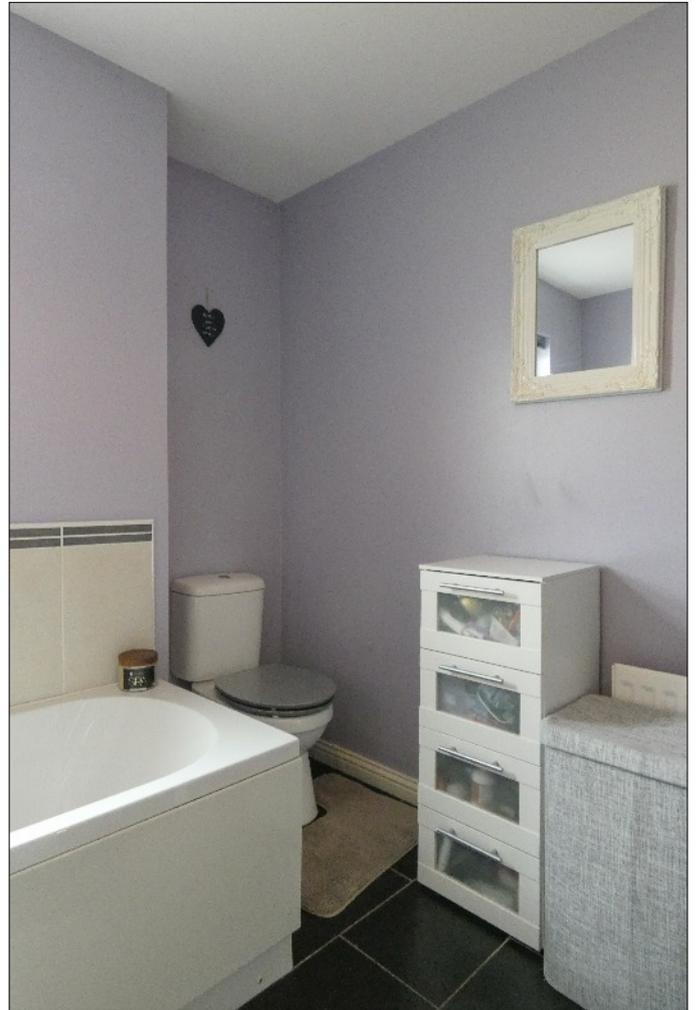
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**BEDROOM 2:**  
13'09 x 12'03 (4.19m x 3.73m) With telephone and television point.

**BEDROOM 3:**  
7'09 x 6'09 (2.36m x 2.06m)

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**BATHROOM:**

Comprising panel bath, tiled around, W.C. and wash hand basin with tiled splashback, tiled floor, corner shower cabin with overhead monsoon shower head as well as a handheld shower and body jets.

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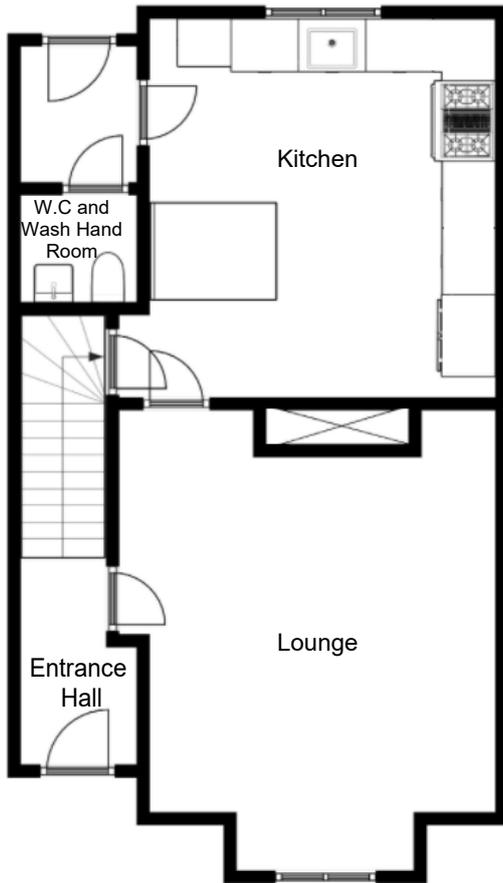
**EXTERIOR FEATURES**

Open patio area to front with coloured stone area. Garden to rear fully enclosed by fence, raised decked area, outside light.

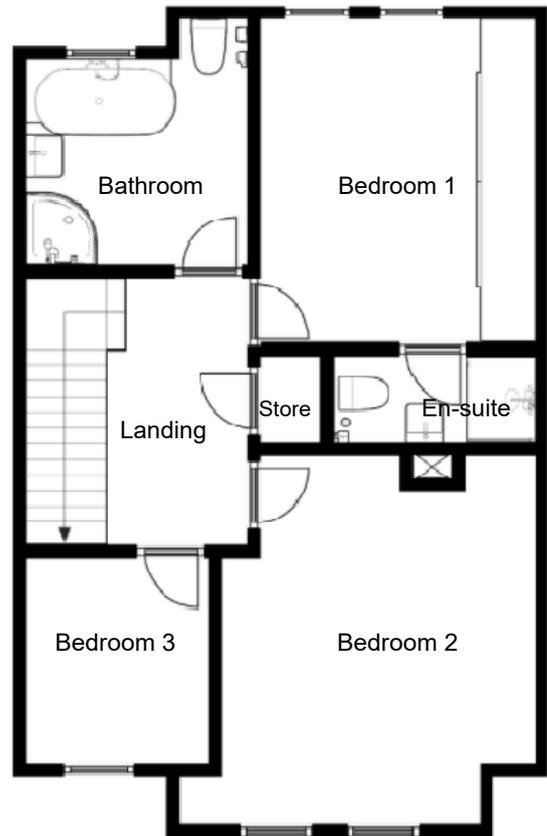
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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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:

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.

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**Property Location:**

Leaving Coleraine along the Dunhill Road, take the third left at the roundabout onto the Greenhall Highway. Continue for approximately half a mile where Greenhall Court is situated in the right. Number 15 is located at the front of the Development on the right.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	74   c	74   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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**  
**COL0099 250321/SH**

### OUR OFFICE LOCATION



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