

For Sale

6 University Gardens, Cromore Road, Coleraine, BT52 1JT

Offers Over **£149,950**



Property Overview

- Detached bungalow
- 3 Bedrooms 2 reception rooms
- Oil fired central heating
- uPVC double glazed windows
- Convenient to University of Ulster
- Convenient to Portrush / Portstewart
- Rates: The assessment for the year 2020/2021 is £1058.25
- EPC Rating - 47E

6 University Gardens, Cromore Road, Coleraine, BT52 1JT

ENTRANCE HALL:

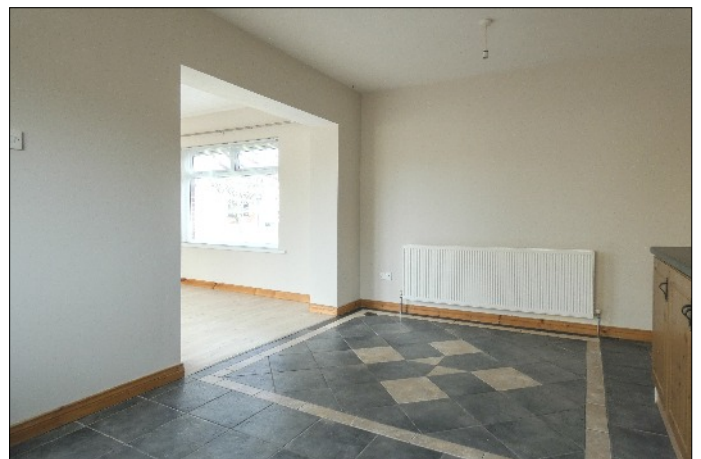
With hardwood front door, Wood effect Flooring, telephone point, access to Hot press and cloaks room.



LOUNGE:

15'01 x 13'00 (4.60m x 3.96m) (MAX) with wood effect floor, Open fireplace with wooden surround, tiled hearth and inset.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



KITCHEN / DINING AREA:

17'04 x 10'08 (5.28m x 3.25m) With fully fitted eye and low-level units, one and a half bowl stainless steel sink unit and drainer, tiled between units, space for washing machine, Belling Oven, electric hob, extractor fan, space for Fridge Freezer, tiled floor, uPVC door leading to rear garden, Open arch into:

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



SUN ROOM:

11'08 x 8'10 (3.56m x 2.69m) With wood effect flooring, Television point, double patio door leading to rear garden.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



BEDROOM 1:
11'03 x 9'04 (3.43m x 2.84m) With wood effect floor, built in wardrobe.



EN-SUITE:
With fully tiled walk in shower cubicle with Redring electric shower unit, W.C. and wash hand basin, full tiled walls, tiled floor, extractor fan.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



BEDROOM 2:

11'04 x 10'08 (3.45m x 3.25m) With wood effect flooring.



BEDROOM 3:

11'04 x 8'07 (3.45m x 2.62m) With wood effect flooring.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



BATHROOM:

Comprising fully tiled walk in shower cubicle with electric shower unit, W.C. and wash hand basin with tiled splashback, panel bath, half tiled walls, tiled floor, extractor fan.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



EXTERIOR FEATURES:

Garden to rear laid in lawn and fully enclosed by fencing, PVC oil tank, oil fired burner housing, decked area. Open plan garden to front laid in lawn, tarmac driveway.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT

FLOOR PLANS



GROUND 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.

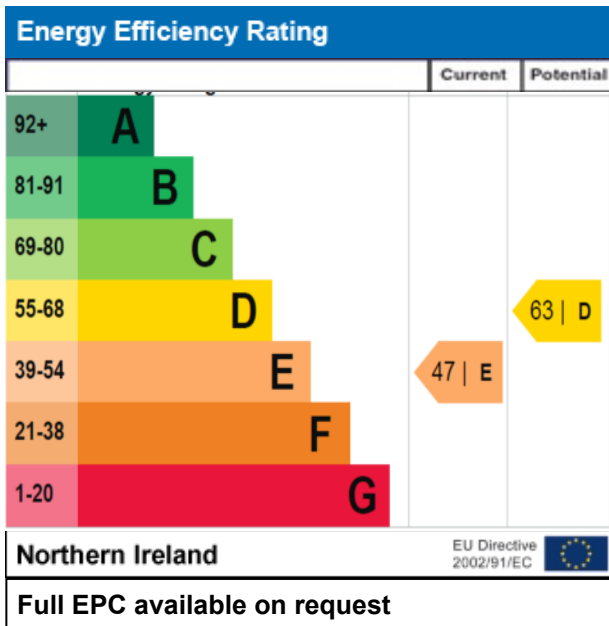
6 University Gardens, Cromore Road, Coleraine, BT52 1JT



Property Location:

On entering Coleraine along the Cromore Road, take the third left into University Gardens where number 6 is located on the left.

6 University Gardens, Cromore Road, Coleraine, BT52 1JT



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
sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0102 310321/SH

OUR OFFICE LOCATION



**FOLLOW US
ON FACEBOOK**

