

## For Sale

12 Dunboe Gardens, Articlave, Coleraine, BT51 4XN

Offers Over **£154,500**



### Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Woodgrain uPVC double glazed windows
- Oil fired central heating
- uPVC soffits, fascia and guttering
- Garage with utility room to rear
- Enclosed screened garden to rear
- Close to village centre and convenient to Castlerock and Downhill beaches
- Rates: The assessment for the year 2020/2021 is £888.93
- EPC Rating - E43/D65

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**Entrance Hall:**

With uPVC leaded glass panelled front door, oak wooden flooring, telephone point, access to roof space, storage cupboard, hot press.



**Lounge:**

4.76 x 4.48 with oak wooden flooring, wooden surround fireplace with tiled inset and hearth, back boiler (not tested), television point.

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**Kitchen / Dining Area:**

5.28 x 4.2 (Max) with eye and low level units including eye level glass display units, pull out larder unit and saucepan drawers, integrated Bosch dishwasher, Franke one and a half bowl stainless steel sink unit, granite work top and up stand, space for range style cooker with large canopy over with extractor fan and tiled behind, space and plumbed for American style fridge / freezer, built-in seat with drawers underneath, pelmet with down lights, tiled floor, recess lighting, uPVC glass panelled rear door.

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**Bedroom 1:**  
3.58 x 3.27



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**Bedroom (2):**  
3.39 x 2.99 with oak wooden flooring.

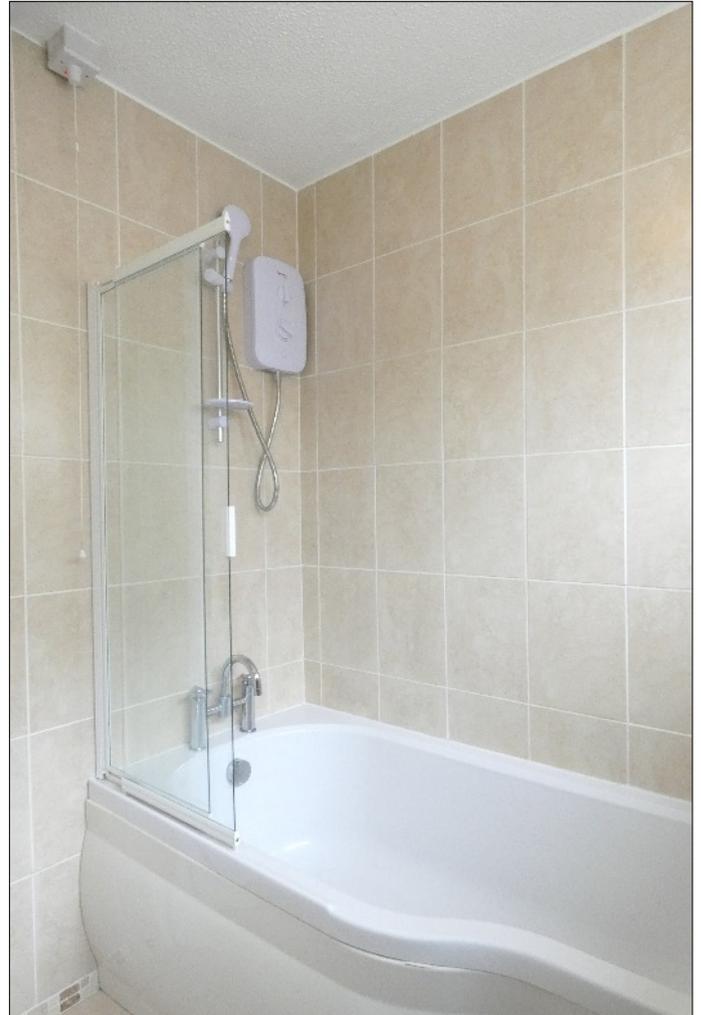


**Bedroom (3):**  
3.39 x 2.67 with oak wooden flooring.

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**Bathroom:**

Comprising panel bath with shower screen and Redring electric shower fitting over bath, wash hand basin, w.c., tiled floor, fully tiled walls.



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**Exterior Features:**

Garden laid in lawn to front enclosed by small wall. Screened driveway to side leading to garage. Screened garden to rear with circular patio area, enclosed by wall to rear, pedestrian gate to side. Paved area to side for bins. PVC oil tank. Water tap to rear. Exterior porch to front with recess lighting. Outside light over garage and to the rear. Concrete path around the property to the front, side and rear.

**Garage:**

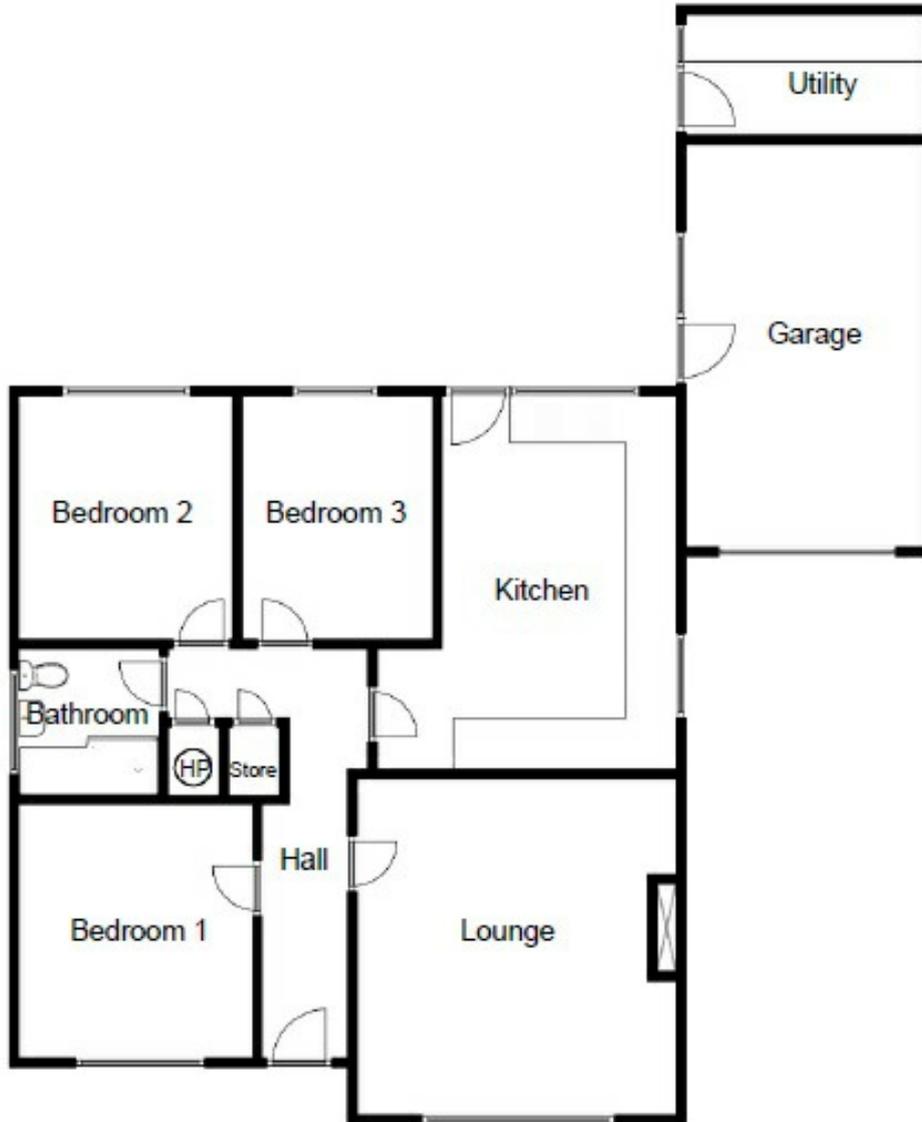
5.64 x 3.34 with roller and pedestrian doors, strip lighting and power points, boiler, mahogany wooden single glazed window.

**Utility Room:**

3.34 x 1.72 to the rear of the garage. With pedestrian door, work top with single drainer stainless steel sink unit, plumbed for washing machine and space for tumble dryer, strip lighting and power points, wooden single glazed window.

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## FLOOR PLANS



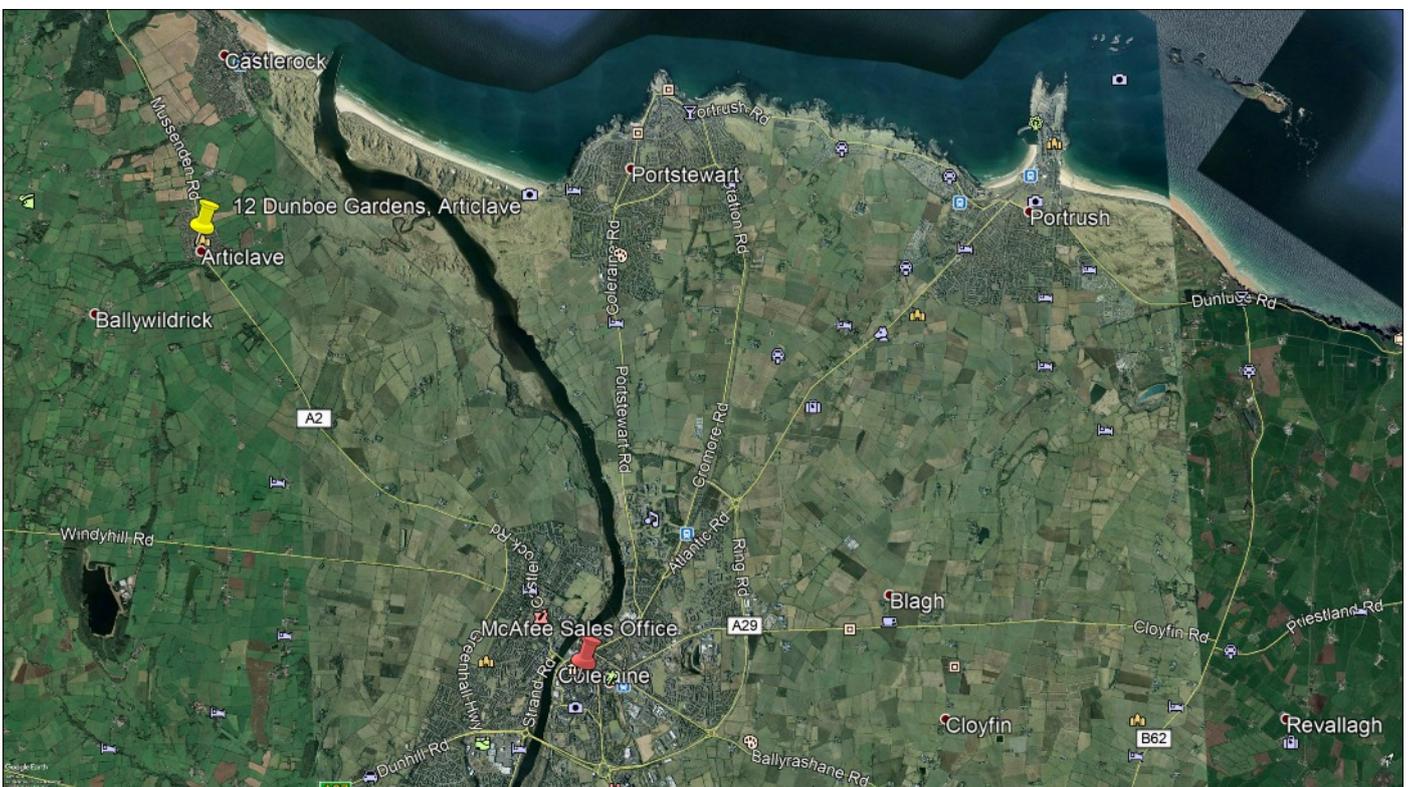
**For illustrative purposes only. Not to scale.**

**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 approaching the village of Articlave from Coleraine turn left onto Dunboe Gardens, then turn left into the first cul-de-sac and Number 12 is situated on the left hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E	43   E	
21-38	F		
1-20	G		

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

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PROPERTY REFERENCE  
 COL0108 270421/JM

OUR OFFICE LOCATION

