

## For Sale

3 Sandel Court, Coleraine, BT52 1WJ

Offers Over **£230,000**



### Property Overview

- Detached chalet bungalow
- 4 Bedrooms (2 Ensuite's) 3 reception Rooms
- uPVC double glazed doors and windows
- uPVC fascia, soffit and downpipes
- Oil fired central heating
- Integral garage
- Oak Staircase, internal doors and architrave
- Excellent family accommodation
- South facing rear garden
- Cat 5 Ethernet points
- Bathroom and 2 En-suite's renewed within the last 2 years
- Rates: The assessment for the year 2020/2021 is £1058.25
- EPC Rating - 63D



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**Entrance Hall:**

With uPVC entrance door, Cat 5 Ethernet port, access to cloak's closet with fuse box. Office area in open plan hallway.



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**Lounge:**

16.00 x 11.04 With television and Cat 5 Ethernet port, open fireplace with wooden surround, cast iron inset and tiled hearth.



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**Open Plan Kitchen / Dining and Snug Area:**

18.04 X 14.08 (MAX) with fully fitted eye and low-level units, tiled between units, tiled floor, one and a half basin ceramic sink unit with drainer, space for free standing Oven and hob, built in extractor fan, space for fridge freezer, space for dishwasher, open archway into:

**Snug Area:**

With television and point, Upvc door leading to rear garden. Access to utility room:

**Utility Room:**

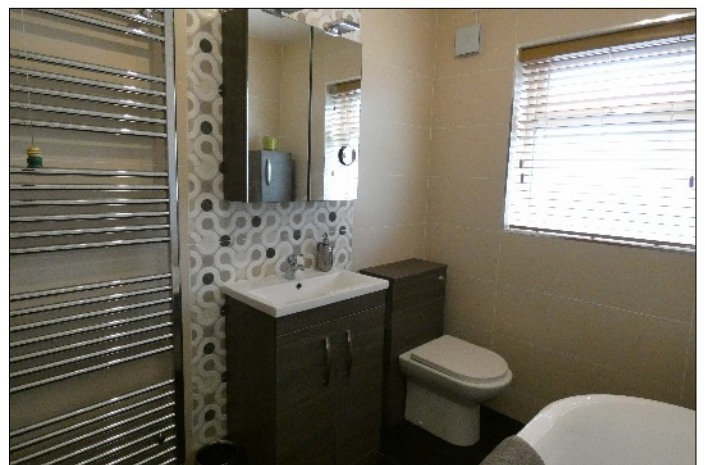
With fully fitted eye and low-level units, single basin stainless steel sink unit, space for washing machine / tumble dryer, access to garage:



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**Bathroom:**

Comprising W.C. and wash hand basin, tiled floor and fully tiled walls, heated towel rail, wall mounted cabinet with down downlighting, freestanding cabinet, modern freestanding double ended bath.





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**Bedroom 4:**

11.00 X 10.05 With built in mirrored sliderobes, access to En-suite:

**En-suite:**

With W.C. and wash hand basin, fully tiled walls, heated towel rail, heated mirror with Bluetooth connectivity, speakers and electric shaver point, fully tiled walk in shower cubicle with MIRA electric shower system.





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**Sitting Room / Bedroom 5:**

11.04 X 9.07 (MAX) With Bay window, television point.





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## FIRST FLOOR

### **Oak Staircase to Spacious Landing:**

With television and Cat 5 Ethernet port, Access to storage & Hot-press with dual coil tank (compatible with Solar panels), access to Eaves.





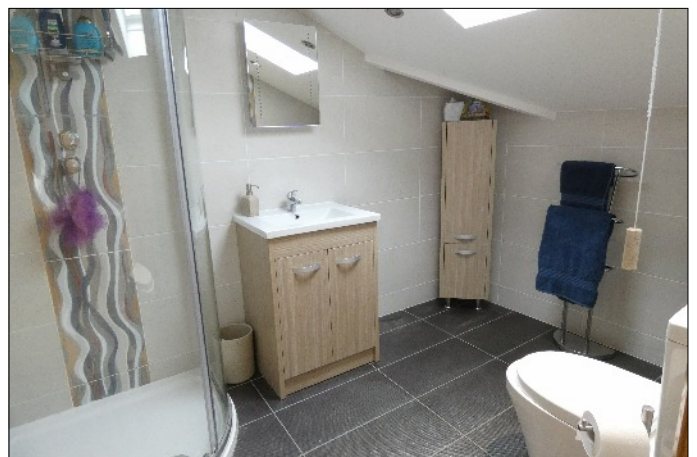
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**Bedroom 1:**

16'8 X 11'8 (MAX) With Television and Cat 5 Ethernet port.

**Walk in Wardrobe:**

12'5 x 5'0 with built in shelving storage.



**En-suite:**

With W.C. and wash hand basin, fully tiled walls, heated towel rail, Heated mirror with Bluetooth connectivity, speaker and electric shaver point, two freestanding bathroom cabinets, fully tiled walk in corner shower cubicle with mains shower system, skylight, extractor fan.



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**Bedroom (2):**  
15.10 X 12.06 with television and Cat 5 Ethernet port, access to Eaves.



**Bedroom (3):**  
14.01 X 9.05 (MAX) with television and Cat 5 Ethernet port.



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**Garage:**

32.16 X 10.05 (MAX) with electric roller garage door, lights and power points, sub divided with porch area to rear of garage with oil fired boiler, access to rear and into Utility room.

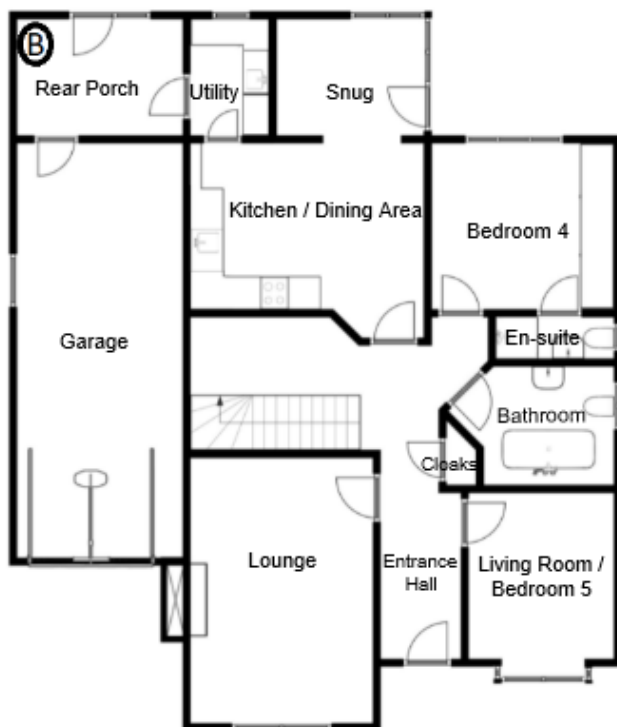
**Exterior Features:**

Driveway to front laid in stone with space for approximately three cars, Garden section laid in lawn to front and back comprising tree's, plants and shrubbery, pathed path leading to rear patio area. Rear Garden laid in lawn enclosed by fence, outside water tap, PVC oil tank

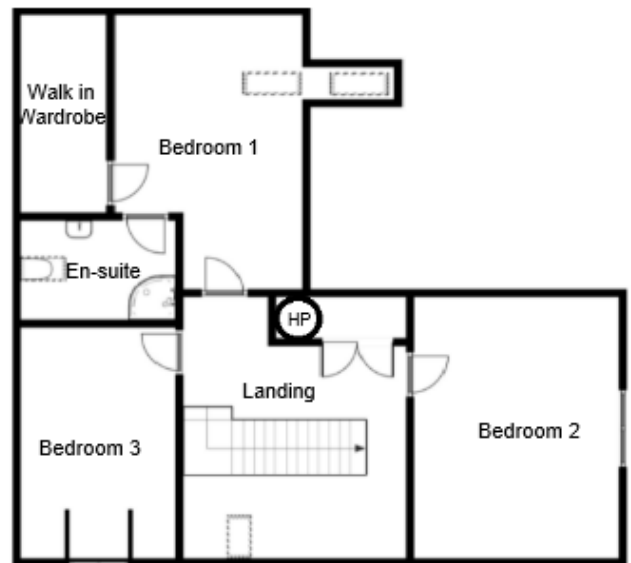


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## FLOOR PLANS



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.
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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:

Entering Coleraine from the Newbridge Road onto Knocklynn Road, take the 5<sup>th</sup> exit on the left into Knockbracken Park, take an immediate left into Sandel Court where number 3 is situated on the right.



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## Energy Efficiency Rating

|  | Current | Potential |
|--|---------|-----------|
| <b>Very energy efficient - lower running costs</b>   |         |           |
| <b>A</b> 92 plus   |         |           |
| <b>B</b> 81-91   |         |           |
| <b>C</b> 69-80   |         |           |
| <b>D</b> 55-68   | 63      | 69        |
| <b>E</b> 39-54   |         |           |
| <b>F</b> 21-38   |         |           |
| <b>G</b> 1-20  |         |           |
| <b>Not energy efficient - higher running costs</b>   |         |           |
| <b>Northern Ireland</b> <small>EU Directive 2002/91/EC</small>  |         |           |
| <b>Full EPC available on request</b>   |         |           |

## 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

COL0110 120521/JM

## OUR OFFICE LOCATION



**mcafee**

24 New Row  
Coleraine  
BT52 1AF



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