

## For Sale

96B Dunboe Road, Coleraine, BT51 4JS

Offers Over **£385,000**



### Property Overview

- Detached House with Separate Annex
- 5 Bedrooms (4 En-suites), 4 Reception Rooms
- Self-Contained Annex with 1 Bedroom, Kitchen / Lounge and Shower Room
- Oil fired central heating (Under floor heating throughout)
- Oak Internal doors and central staircase
- 5 miles from Coleraine town centre and 3.5 miles from Castlerock Beach
- Woodgrain uPVC double glazed doors and windows
- Distant Sea Views to front with Countryside views to side and rear
- Detached garage 31 ft x 25 ft
- Rates: The assessment for the year 2021/2022 is £2568.90
- EPC Rating - D66



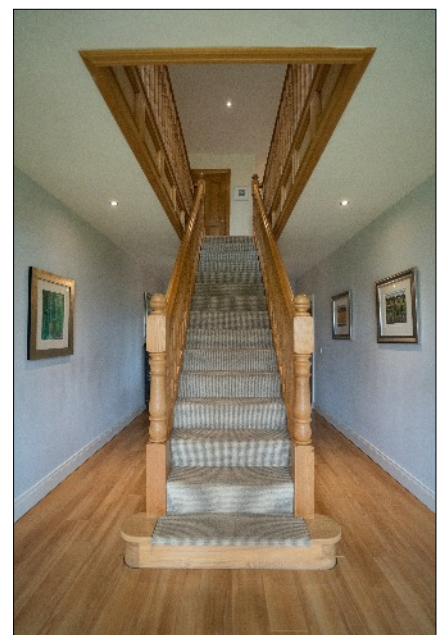
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**Spacious Entrance Hall:**

With uPVC front door, telephone point, recessed ceiling lights, wood flooring, central feature oak staircase.

**Cloak Room:**

Comprising w.c. and wash hand basin, tiled splashback, tiled floor, access to storage room.





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**Lounge:**

26'2 x 15'8 with open fireplace, tiled hearth and wooden over mantel, wood flooring, television point, cornice and centrepieces.



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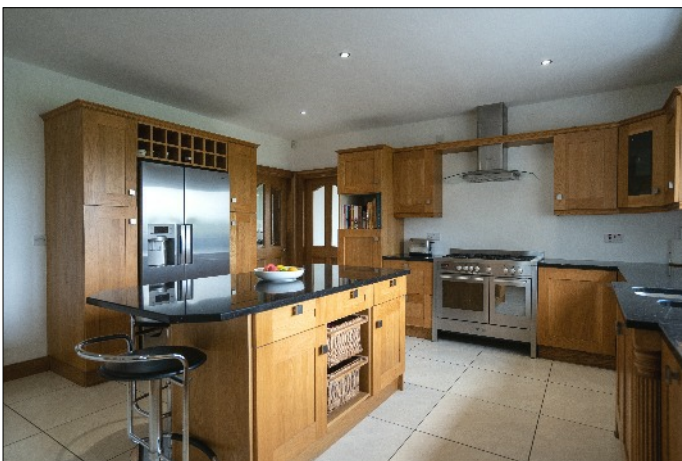
**Sitting Room:**

15'9 x 15'4 with open fireplace, tiled hearth and wooden over mantel finished with a Stovax stove, tiled flooring, television point, telephone point, wired for wall lights.





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**Kitchen / Dining Area:**

16'8 x 15'3 with solid wood eye and low level units finished with granite worktops, one and a half bowl stainless steel sink unit, centre island, space for range, glass / steel extractor canopy, integrated dishwasher, space for American style fridge / freezer, tiled flooring, recessed spotlights, wine rack, window pelmet with lighting.

**Utility Room:**

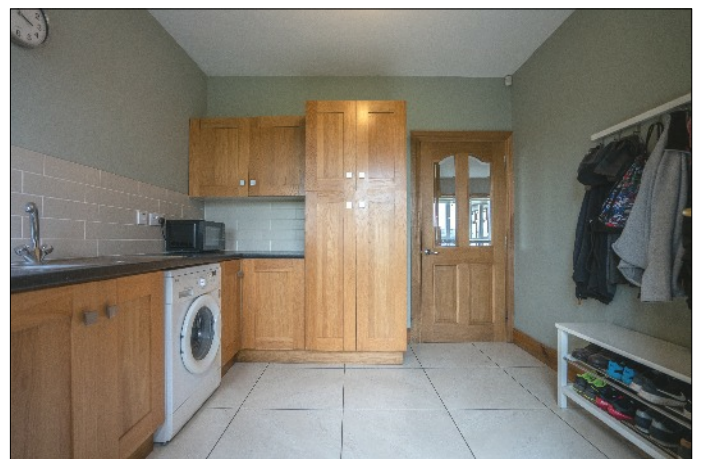
10'6 x 10'1 with eye and low level units, single bowl stainless steel sink unit, tiled above units, tiled flooring, space for washing machine, space for tumble dryer, uPVC double glazed door.



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**Dining Room:**

15'9 x 10'7 with tiled flooring, uPVC door to side.



**Utility Room:**

10'6 x 10'1 with eye and low level units, single bowl stainless steel sink unit, tiled above units, tiled flooring, space for washing machine, space for tumble dryer, uPVC double glazed door.

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**Conservatory:**

16'4 x 14'9 (Max) with tiled flooring, uPVC door to side, recessed ceiling lighting.





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## FIRST FLOOR

### Spacious Landing:

With central Oak staircase, walk in Hot press / Linen cupboard.

### Master Bedroom:

13' 1 x 11' 3 with television and telephone points.



### En-suite:

Comprising tiled walk in shower cubicle with wide shower tray, thermostatic shower system, vanity sink unit, w.c., extractor fan.

### Nursery / Walk in Dressing Room / Bedroom 5:

11'8 x 10'2 with wood flooring.



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**Bedroom (2):**  
15'4 x 13'10 with wood flooring.

**En-suite:**  
Comprising fully tiled walk in corner shower cubicle, thermostatic shower system, wash hand basin, w.c., extractor fan.





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**Bedroom (3):**  
15'4 x 13'2 with wood flooring.



**En-suite:**

Comprising PVC panelled walk in shower cubicle with wide shower tray, thermostatic shower system, wash hand basin, w.c., extractor fan.



**Bedroom 4:**  
15'4 x 12'1

**En-suite:**

Comprising w.c. and wash hand basin, extractor fan.





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**Bathroom:**

Comprising double ended free standing bath, tiled walk in shower cubicle with thermostatic shower system, tiled wall behind bath, tiled floor, w.c., vanity unit with wash hand basin, tiled splashback, recessed ceiling lighting, extractor fan.



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**Self Contained Annex:**

With its own pedestrian access, uPVC front door, stairs to:

**Open Planned Lounge / Kitchen Area:**

20'1 x 16'3

**Lounge:**

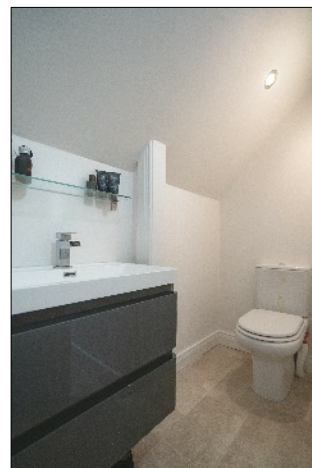
With laminated wood flooring, television point.

**Kitchen:**

With low level units with integrated hob and oven, single basin stainless steel sink unit, space for washing machine, laminated wood flooring, recessed ceiling lights.

**Bedroom:**

16'3 x 10'8





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### EXTERIOR FEATURES

Concrete lane off the Dunboe Road leading to the property entrance. Extensive gardens to front and side laid in lawn enclosed by boundary fencing. Array of flowerbeds and shrubbery. Extensive parking surrounding property, outside water tap, Annex has own parking area.

#### Garage:

31'1 x 25'10 with electric roller door, pedestrian door to side, oil fired burner, lights and power points.

#### Storage Concrete Area:

29'6 x 19'5 with PVC oil tank, area enclosed by fencing and gate.





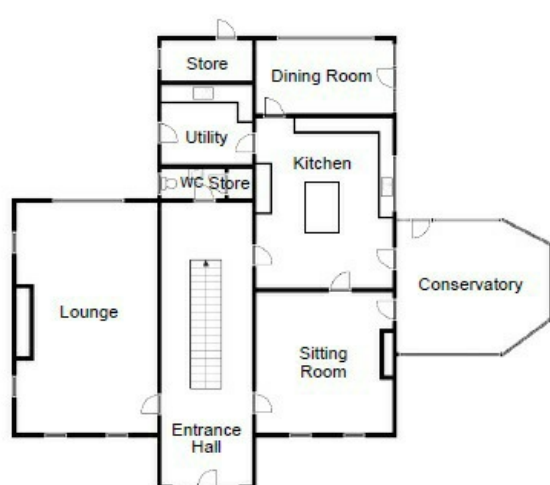
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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SELF CONTAINED ANNEX

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

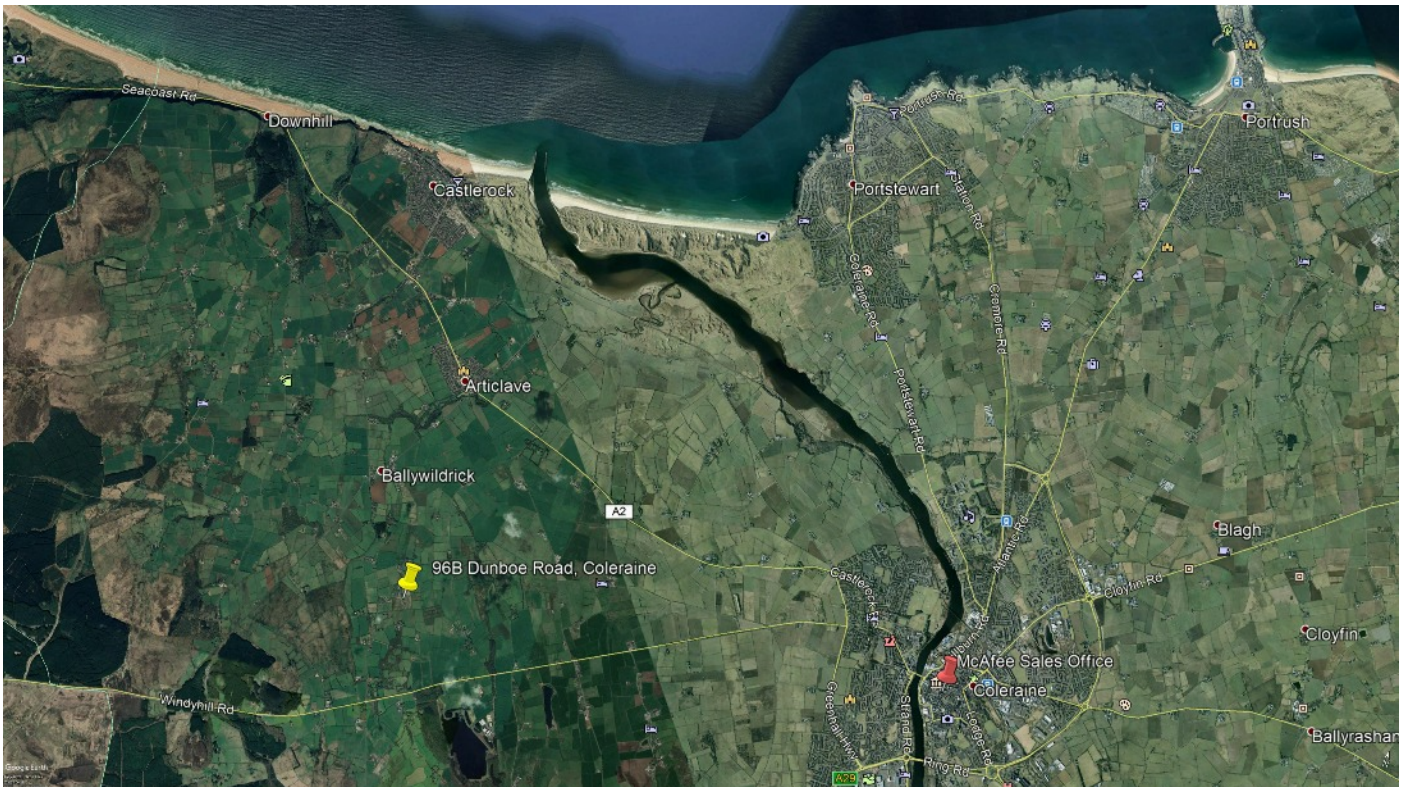
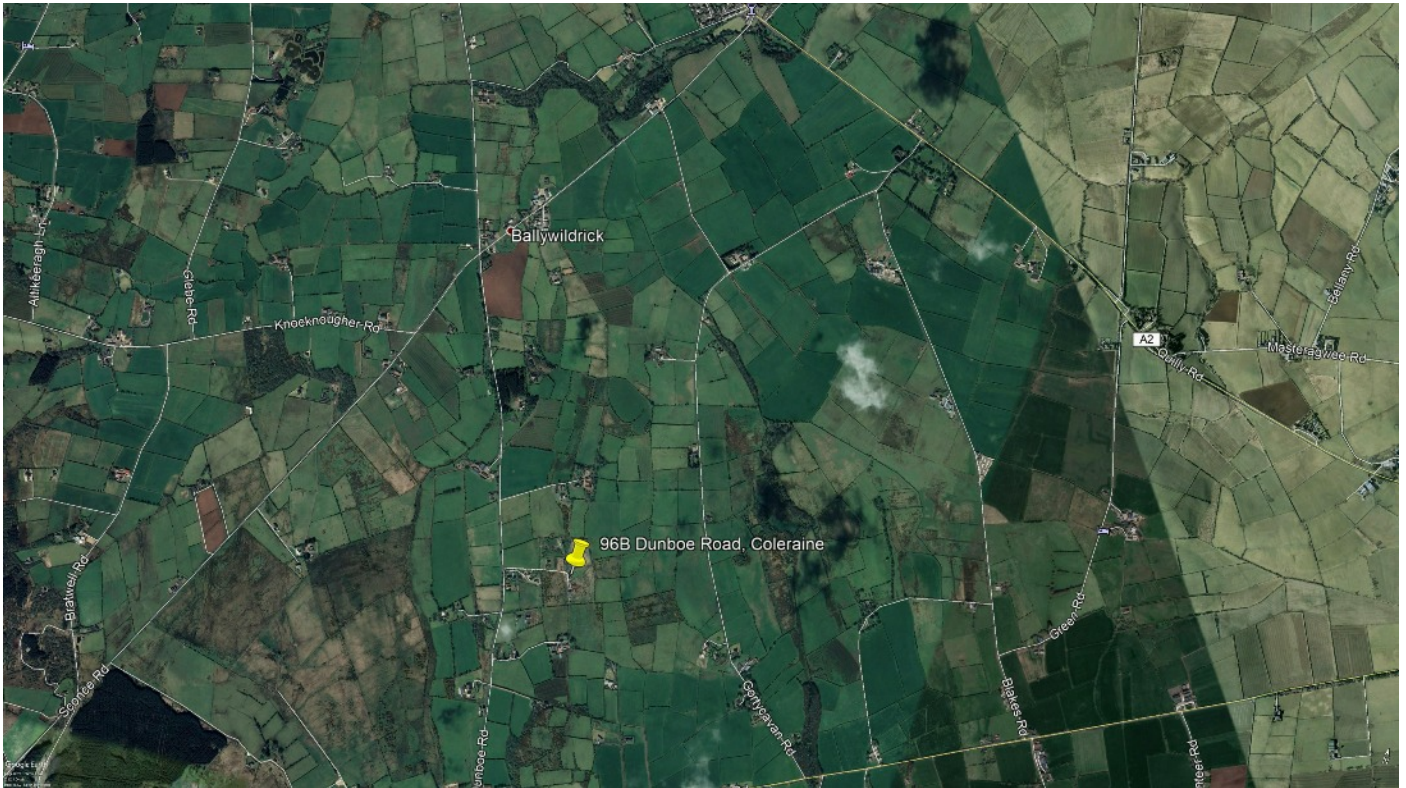
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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#### Property Location:

On leaving Coleraine along the Windyhill Road. Continue for approximately 3.5 miles then turn right into Dunboe Road. Continue for approximately 0.5 mile then turn right into a laneway. Continue along the concrete lane where number 96B is situated on the right.



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	66	71
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		
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  
 COL0116 080621/JM

### OUR OFFICE LOCATION



Google maps



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