

For Sale

300 Drumcroon Road, Coleraine, BT51 3QT

Offers Over **£129,950**



Property Overview

- Detached Bungalow
- 3 Bedrooms, 3 Reception Rooms
- Oil Fired Central Heating
- Hardwood frames with single glazed windows
- Countryside location just off the main road between Coleraine and Limavady
- Burglar alarm system
- Site extends to 0.5 acre
- in need of Modernisation
- Rates: The assessment for the year 2020/2021 is £1327.27
- EPC Rating - G10

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Entrance Hall:

With hardwood entrance door, access into roofspace.



LOUNGE:

13' 0" x 10' 8" (3.95m x 3.25m) With open fireplace, tiled inset and tiled hearth, television point.

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LIVING ROOM:

13' 5" x 10' 2" (4.10m x 3.10m) With open fireplace, tiled inset and tiled hearth, television point.

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DINING ROOM:
10' 5" x 10' 2" (3.17m x 3.10m)

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KITCHEN:

13' 8" x 10' 0" (4.16m x 3.04m) (MAX) With eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, electric hob with exactor fan overhead, Belling's integrated oven and grill, integrated fridge unit, security alarm control pad, rear access door.

UTILITY ROOM:

6' 7" x 4' 11" (2.00m x 1.50m) With access to boiler room.

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BEDROOM 1:

12' 2" x 10' 5" (3.72m x 3.18m) with television point and built in wardrobes.

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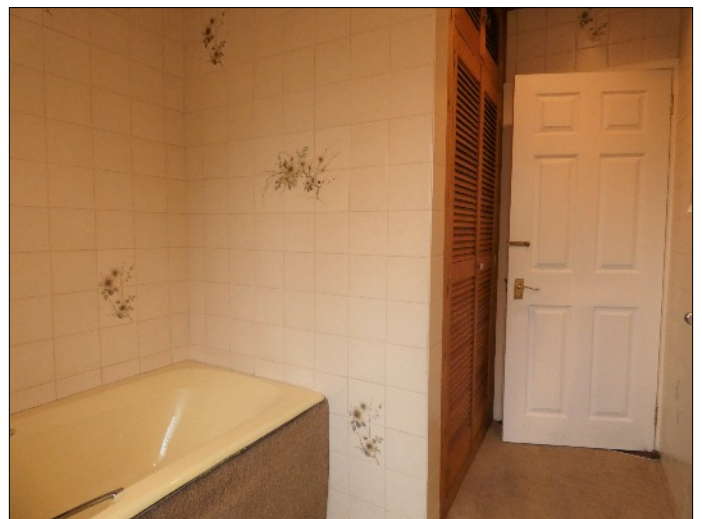


BEDROOM 2:
13' 5" x 9' 2" (4.08m x 2.80m)



BEDROOM 3:
10' 5" x 6' 7" (3.18m x 2.00m) With built in wardrobes.

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BATHROOM:

Comprising W.C. and wash hand basin, walls fully tiled with wooden panel ceiling, panel bathtub, access to hot press.

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EXTERIOR FEATURES:

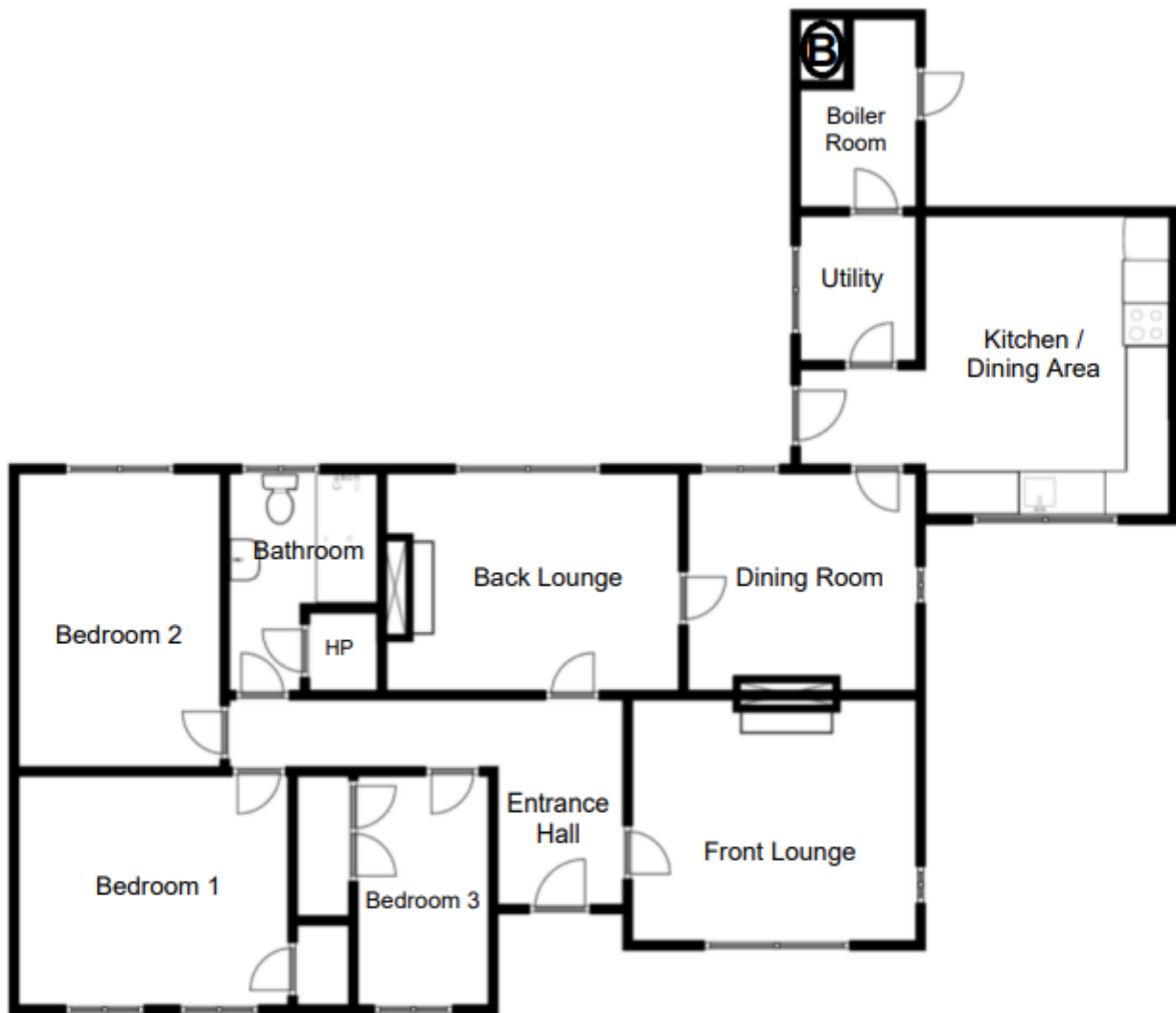
Tarmac driveway leading to rear with space for parking, garden to front laid in lawn, paved pathway surrounding the exterior of the property, PVC oil tank, outside water tap, extensive garden to side with an array of mature tree's and planting. Access Road to front of property belongs to number 300, side garden can also be access via this private road.

DETACHED GARAGE:

20' 9" x 8' 9" (6.32m x 2.66m) (external measurement) with roller garage door.

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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.

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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:

Upon leaving Coleraine via the Dunhill Road take the first exit on the Drumcroon Road roundabout onto the Drumcroon Road, take an immediate right where number 300 is situated on the left.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20	10	53
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

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PROPERTY REFERENCE
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OUR OFFICE LOCATION



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