

For Sale

Apt 51 Cloonavin Green, Portstewart Road, Coleraine, BT52 1RG

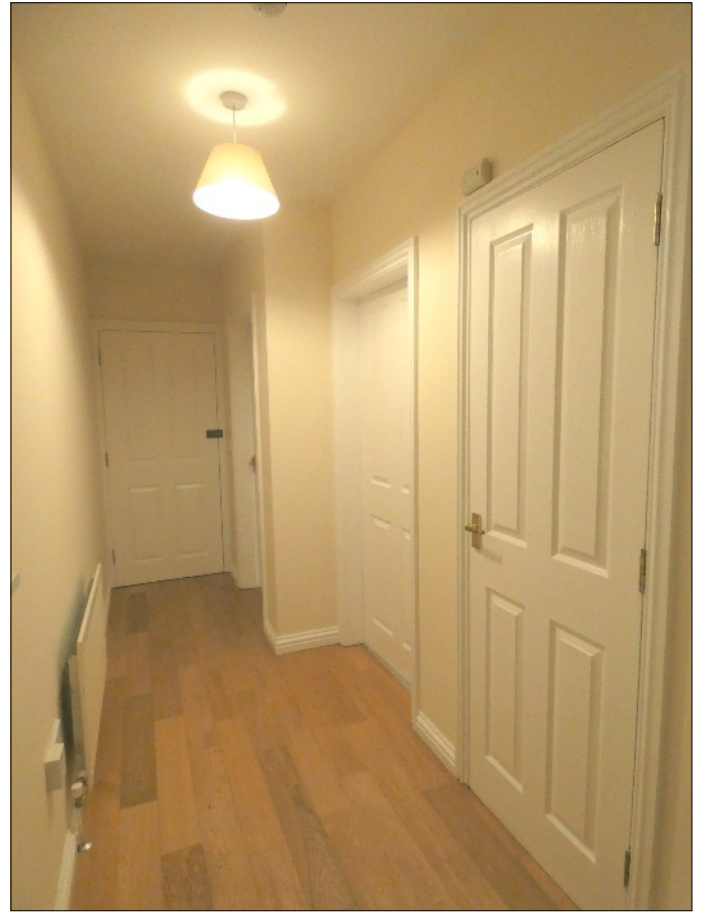
Offers Over **£134,950**



Property Overview

- Second floor Apartment
- 2 Bedrooms, 1 En-suite, with open plan Lounge / Kitchen / Dining Area, separate main Bathroom, fire piped for gas
- Gas central heating (Boiler replaced within the last 3 years)
- uPVC double glazed windows
- Elevator access
- Communal parking to rear
- Convenient to Ulster University, Portstewart and Portrush
- Management Fee: The assessment for the year 2021/2022 is £779.00
- Rates: The assessment for the year 2021/2022 is £834.89
- EPC Rating - D57

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ENTRANCE HALL:

With hardwood floor, telephone point, telecom phone, access to storage cupboard with gas boiler.

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OPEN PLAN LOUNGE / KITCHEN / DINNING AREA: 23' 7" x 20' 1" (7.20m x 6.13m)



LOUNGE:

With hardwood floor, fireplace with wooden mantel, cast iron inset and tiled hearth, television point, uPVC double patio door accessing Juliet balcony.



DINING AREA:

With hardwood floor.

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KITCHEN:

10' 6" x 5' 3" (3.20m x 1.60m) With eye and low level units tiled between, tiled floors, single basin stainless steel sink unit with drainer, fitted oven, hob with overhead extractor fan, Velux window.

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BEDROOM 1:
11' 10" x 9' 11" (3.60m x 3.01m) With telephone and television point.

EN-SUITE:
Comprising W.C and wash hand basin with tiled splash back, tiled floor, fully tiled shower cubicle with mains shower system, extractor fan, Velux windows.

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BEDROOM 2:
11' 6" x 8' 0" (3.50m x 2.44m)

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BATHROOM:

Comprising W.C and wash hand basin with tiled splash back, tiled floor, panel bathtub shower head attachment and glass shower door, fully tiled splash back, extractor fan.

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EXTERIOR FEATURES:

Communal entrance to rear of the building with elevator access, communal car parking.

All purchasers will be shareholders in a MANAGEMENT COMPANY formed to maintain communal and open space areas.

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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 leaving Coleraine along the Portstewart Road, turn right into Cloonavin Park, then left into Cloonavin Green, follow the road to the rear carpark of the apartment block, Apt 51 is on the 2nd floor.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	60 D
39-54	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

www.mcafeeproperties.co.uk
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PROPERTY REFERENCE
 COL0138 231121/SH

OUR OFFICE LOCATION

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24 New Row
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