

For Sale

59 Somerset Court, Coleraine, County Londonderry,
BT51 3LQ

Offers Over **£145,000**



Property Overview

- Semi Detached house
- 3 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- Woodgrain uPVC double glazed windows (except 1 small circular window)
- Ample parking to the side
- Convenient to shops and supermarkets
- Enclosed private garden to the rear
- Excellent first time buyer / investment home
- Rates: The assessment for the year 2022/2023 is £913.71
- EPC Rating - D62 / D65

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ

ENTRANCE PORCH:

With hardwood painted front door, tiled floor.



LOUNGE:

16' 0" x 14' 11" (4.88m x 4.55m) (MAX) with wooden effect flooring, fireplace with wooden surround, tiled hearth, television and telephone point, access to under stairs storage.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ



KITCHEN / DINETTE / SUNROOM:

16' 5" x 14' 11" (5.00m x 4.54m) (MAX) With eye and low level units tiled between, single basin composite sink and drainer, Indesit electric hob and overhead exactor fan, integrated Baumatic electric oven, space for free standing fridge freezer, space for washing machine and dishwasher, wooden effect flooring, woodgrain uPVC framed sunroom, woodgrain uPVC door leading to rear garden.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ

LANDING:

With access into roof space and hot press.



BEDROOM 1:

11' 6" x 9' 6" (3.50m x 2.90m) With television and telephone points.

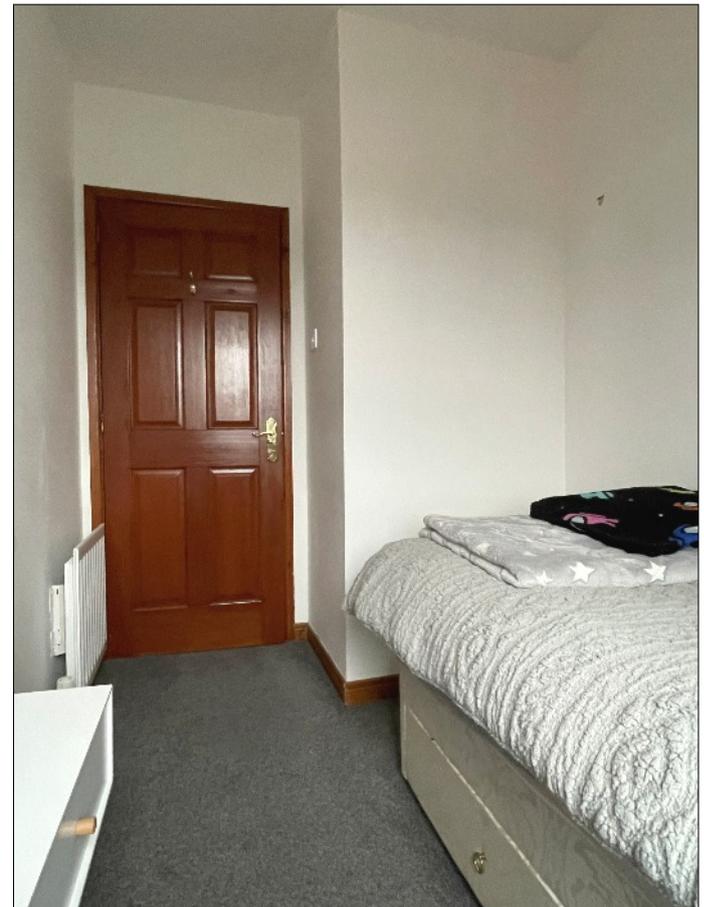
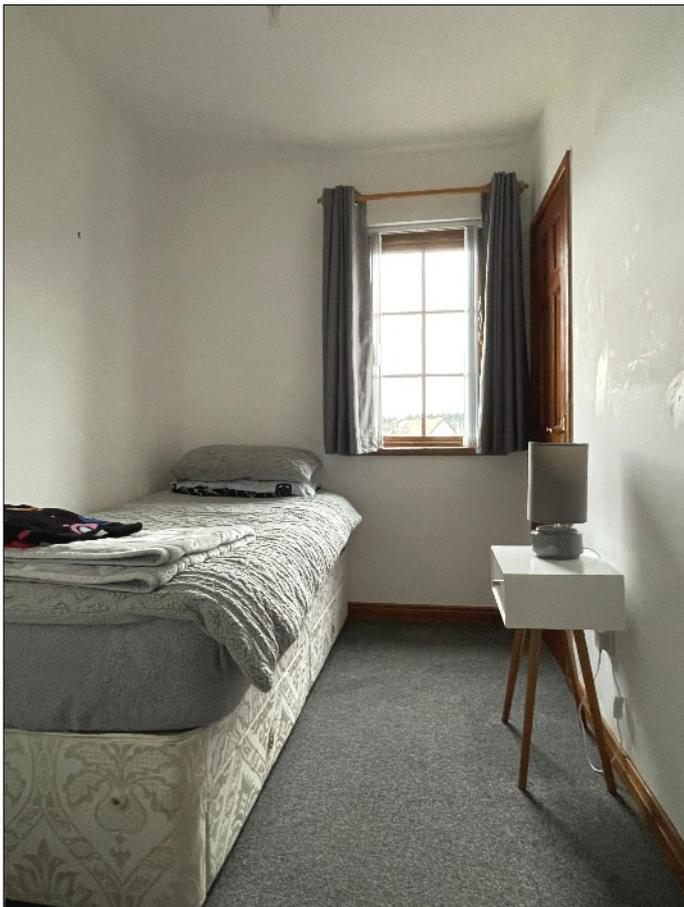
EN-SUITE:

Comprising w.c. and wash hand basin, fully tiled walls, shower cubicle with PVC panelling and Mira electric shower system, exactor fan.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ

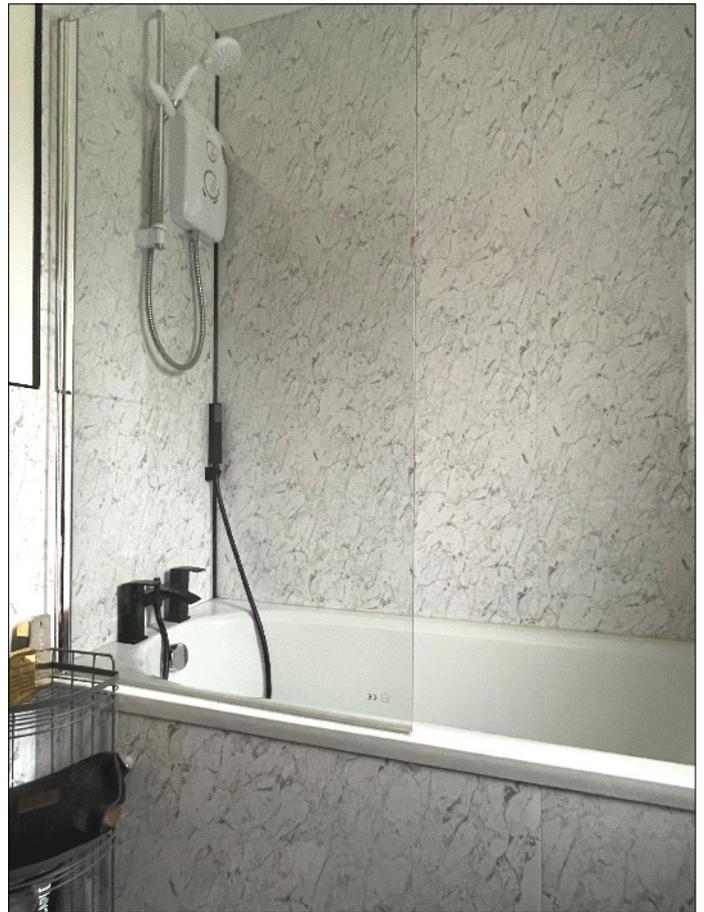


BEDROOM 2:
8' 6" x 7' 10" (2.60m x 2.40m) (MAX) with television point and built in storage closet.



BEDROOM 3:
9' 6" x 6' 3" (2.90m x 1.90m) (MAX) with built in storage closet.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ



BATHROOM:

Comprising w.c. and wash hand basin, wooden effect flooring, heated towel rack, half wall PVC panelling, panel bath with PVC panelling surround and Mira electric shower system.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ

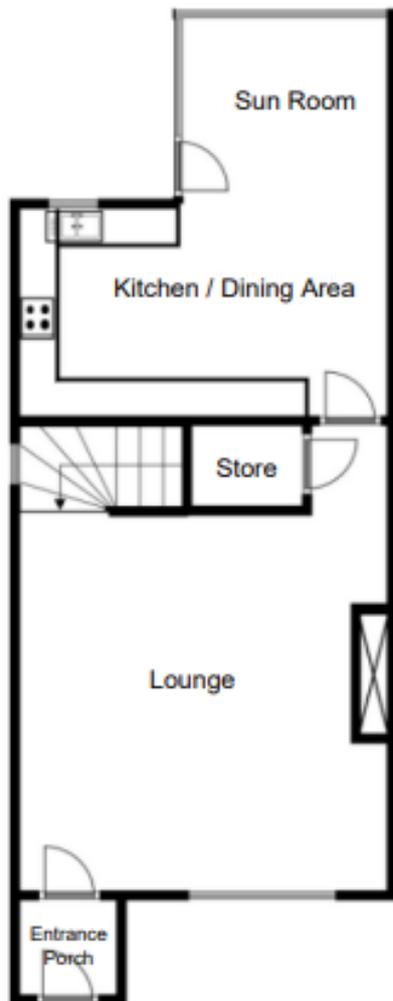


EXTERIOR FEATURES

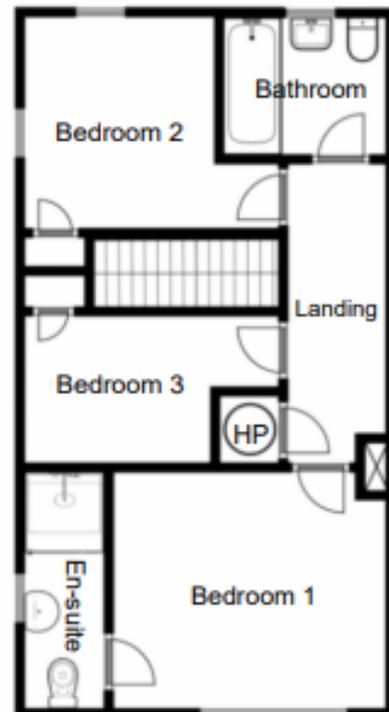
Garden to front laid in lawn with tarmac driveway leading to enclosed rear garden with pedestrian gate access, rear garden mostly laid in stones with paved patio area to side, boiler house, outside water tap, PVC oil tank, space for shed.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ

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.
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.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ



Property Location:

On leaving Coleraine in the direction of Limavady along the A29, turn left at Greenmount roundabout onto Somerset Road, then first right onto Somerset Park, proceed to the top and at the T junction turn right, then take the second turning on the right onto Somerset Court, and Number 59 is situated on the left hand side.

59 Somerset Court, Coleraine, County Londonderry, BT51 3LQ

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0191 231122 / JM

PC 130223 PC&BC 150124

OUR OFFICE LOCATION



mcafee

24 New Row
 Coleraine
 BT52 1AF



**FOLLOW US
 ON FACEBOOK**



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7032 8222 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.