

## For Sale

8 Glenara Woods, Castleroe, Coleraine, Co Londonderry,  
BT51 3TR

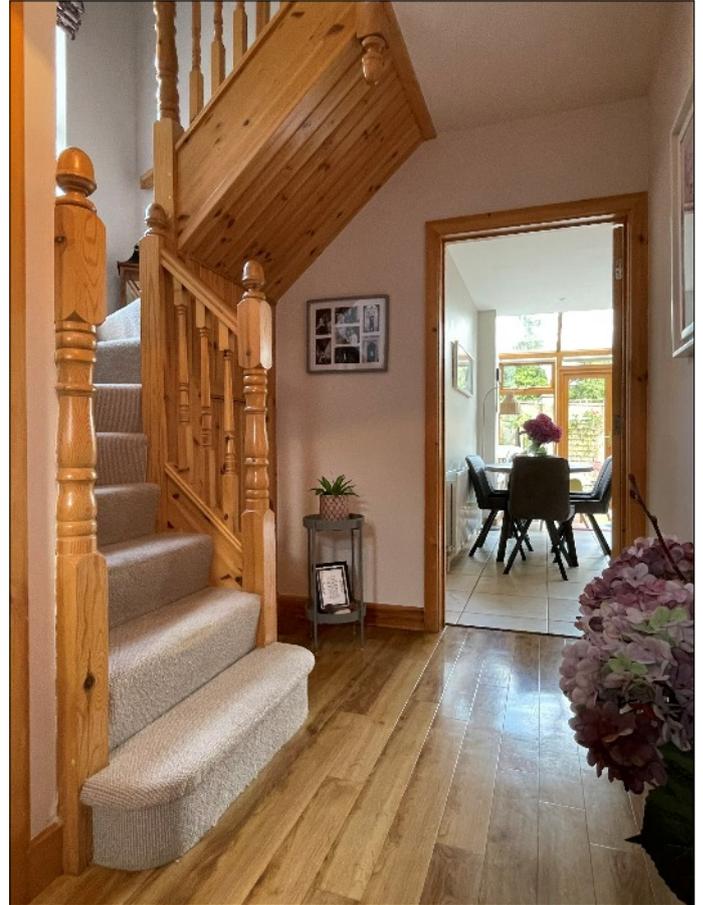
Offers Over **£235,000**



### Property Overview

- Detached House
- 3 Bedrooms, 1 Reception Room
- Woodgrain uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Oil fired central heating
- Garage with storage space above
- Immaculate home with landscaped gardens
- Located just outside Coleraine in the hamlet of Castleroe
- Convenient to Riverside retail park, primary school and Jet Centre entertainment complex
- Rates: The assessment for the year 2023/2024 is £1397.75
- EPC Rating - 62D

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**ENTRANCE HALL:**

With mahogany front door, Antico oak flooring, under stairs storage, cloaks cupboard.

**CLOAKROOM:**

Comprising wash hand basin, w.c., half tiled walls, Antico oak flooring, extractor fan.

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**LOUNGE:**

14' 1" x 13' 9" (4.30m x 4.20m) With oak surround fireplace with cast iron inset and tiled hearth, television and telephone points, Antico oak flooring.

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## **KITCHEN / DINING AREA:**

18' 1" x 11' 6" (5.50m x 3.50m) (MAX) With oak eye and low level units including saucepan drawers, eye level glass display unit with wine rack and lighting, and pelmet. Tiled between units, tiled floor, one and a half bowl stainless steel sink unit, integrated Beko dishwasher, integrated Whirlpool fridge / freezer, breakfast bar, recess lighting. Rangemaster cooker with electric oven, 5 ring gas hob and warming plate. Rangemaster extractor fan.

## **UTILITY ROOM:**

11' 6" x 4' 9" (3.50m x 1.45m) With eye and low level units including broom cupboard and additional storage concealing space for tumble dryer which is vented. Single drainer stainless steel sink unit, plumbed for washing machine, tiled floor, extractor fan, tiled between units.

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**SUN ROOM:**

10' 6" x 6' 2" (3.20m x 1.89m) (MAX) With tiled floor, recess lighting, uPVC Woodgrain French doors to rear garden.

**UTILITY ROOM:**

11' 6" x 4' 9" (3.50m x 1.45m) With eye and low level units including broom cupboard and additional storage concealing space for tumble dryer which is vented. Single drainer stainless steel sink unit, plumbed for washing machine, tiled floor, extractor fan, tiled between units.

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**FIRST FLOOR:**

Turning staircase leading to:

**LANDING:**

With access to roof space, linen cupboard.

**BEDROOM 1:**

13' 9" x 10' 10" (4.20m x 3.30m) With wooden effect oak flooring, television and telephone points.

**PROVISION FOR EN-SUITE:**

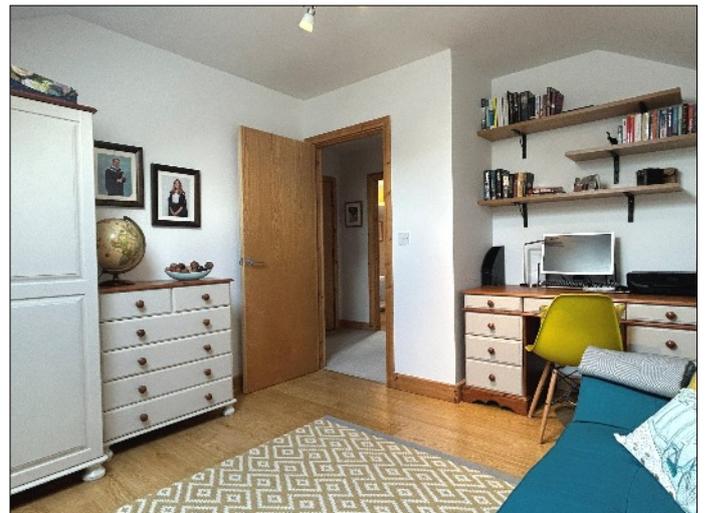
With plumbing. Currently used as dressing room with railings, shelving and dressing table. Velux window. Wooden effect oak flooring.



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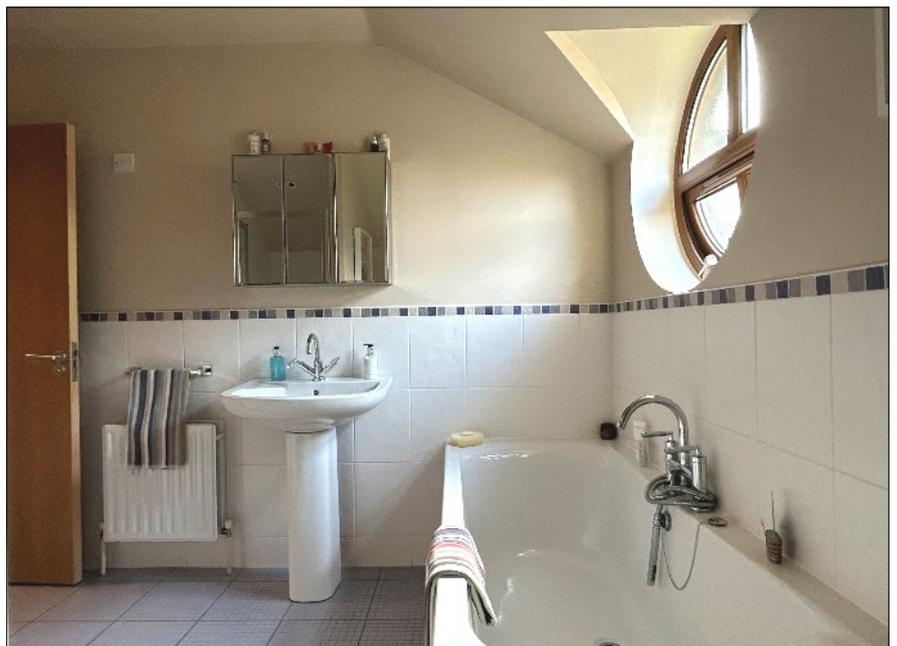


**BEDROOM 2:**  
12' 7" x 9' 5" (3.83m x 2.88m) With wooden effect oak flooring.



**BEDROOM 3:**  
11' 6" x 10' 6" (3.50m x 3.20m) (MAX) With wooden effect oak flooring, Velux window.

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**BATHROOM:**

Comprising panel bath with telephone hand shower, wash hand basin, w.c., tiled shower enclosure with mains shower fitting, recess lighting, extractor fan, half tiled walls, feature circular window, extractor fan, Antico flooring.

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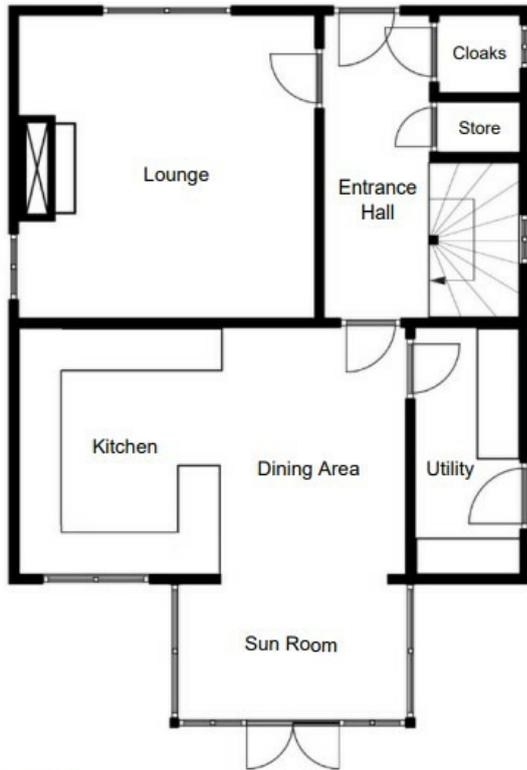


**EXTERIOR FEATURES:**

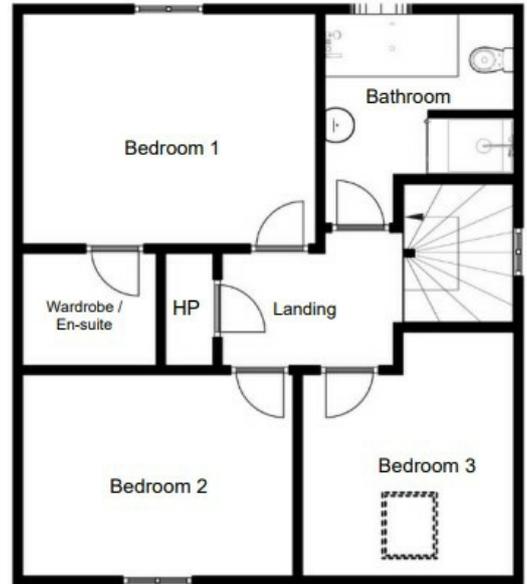
Garden laid in lawn to front with flower and shrub beds. Garden to rear with small laid in lawn area, screened areas with flowers and shrubs. Wall to rear and fencing to sides with pedestrian gate to side. Feature seating area. Circular paved area. Paviour brick patio to rear with path to front and side. Tarmac driveway. Outside light to front, side and rear. Water tap to rear. 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.**

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**Property Location:**

Upon entering Castlerock via the Freehall road, follow the road for half a mile and take a right into The Fairways, continue straight to the end of the cul-de-sac where 21 The Fairways is situated on the left hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62 D	68 D
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0215 210923/JM

**OUR OFFICE LOCATION**



**mrafee** 24 New Row  
 Coleraine  
 BT52 1AF



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