

## For Sale

6 Sconce Road, Articlave, Co Londonderry, BT51 4JT

Offers Over **£130,000**



### Property Overview

- Detached House
- 3 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Attached Garage with utility area
- Located in the village centre, less than a minutes walk to local shops
- Within 2.5 miles of both Castlerock and Downhill beaches
- Rates: The assessment for the year 2024/2025 is £1127.46
- EPC Rating - D55



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**ENTRANCE HALL:**

With uPVC glass panel front door, telephone point, wooden effect flooring, understairs storage housing hot press.



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**LOUNGE:**

14' 9" x 11' 9" (4.50m x 3.58m) with mahogany surround fireplace, cast iron inset, tiled hearth, wooden effect flooring, television point, box window, strip lighting, wired for wall lights, glass panel door and glass side panels to kitchen / dining area.



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**KITCHEN / DINING AREA:**

18' 6" x 12' 4" (5.63m x 3.77m) with door from hall, eye and low level units, breakfast bar, single drainer stainless steel sink unit, tiled between units, De Dietrich oven and hob, space for fridge, plumbed for washing machine, strip lighting, uPVC glass panel door to rear.



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**FIRST FLOOR LANDING:**

With access to roof space.



**BEDROOM 1:**

17' 6" x 9' 0" (5.34m x 2.75m) (Max) with built in sliderobes, wash hand basin set in vanity unit, wooden effect flooring.



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**BEDROOM 2:**  
10' 8" x 10' 5" (3.25m x 3.17m)



**BEDROOM 3:**  
16' 9" x 11' 5" (5.10m x 3.49m) With wood effect flooring.

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**BATHROOM:**

Comprising W.C. and wash hand basin, half tiled walls, panel bathtub with tiled splashback, PVC panelled shower cubicle with Redring shower system, extractor fan.



32 Upper Captain Street, Coleraine, BT51 3LZ



**EXTERIOR FEATURES:**

Screened shrub bed to the front. Tarmac driveway with space for 1 car. Concrete and tarmac areas to the rear. PVC oil tank. Water tap to the rear. Outside light to the front and rear. Path to side.

**GARAGE:**

21' 9" x 13' 11" (6.63m x 4.25m) with electronic roller door, uPVC glass panel door, low level cupboards, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, strip lighting, power points, recently installed boiler.



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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+	A		
81-91	B		
69-80	C		
55-68	D	55 D	61 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

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#### OUR OFFICE LOCATION



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BT52 1AF



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