

For Sale

6 Beechfield Park, Off Ring Road, Coleraine, Londonderry, BT52 2HZ

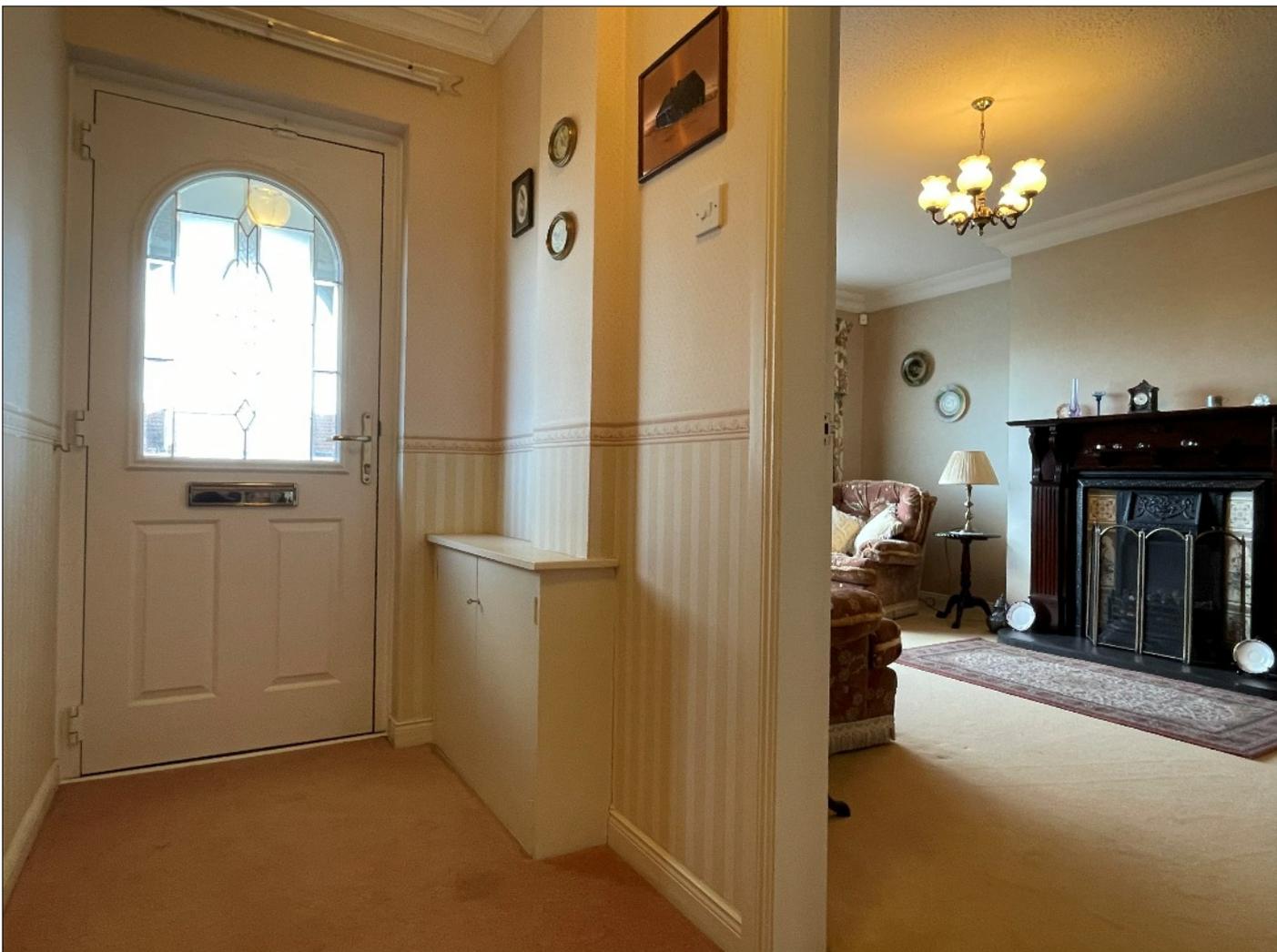
Offers Over **£230,000**



Property Overview

- Detached Bungalow
- 3 Bedrooms, 2 Reception Rooms
- Situated on a corner site just off the Ring Road
- Oil fired Central Heating
- uPVC double glazed windows (except garage)
- uPVC fascia, soffits and guttering
- Detached garage
- Mature gardens around the property
- Rates: The assessment for the year 2024/2025 is £1256.18
- EPC Rating - D57 / D60

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ENTRANCE PORCH:

With outside light and 2 steps up to the front door.

ENTRANCE HALL:

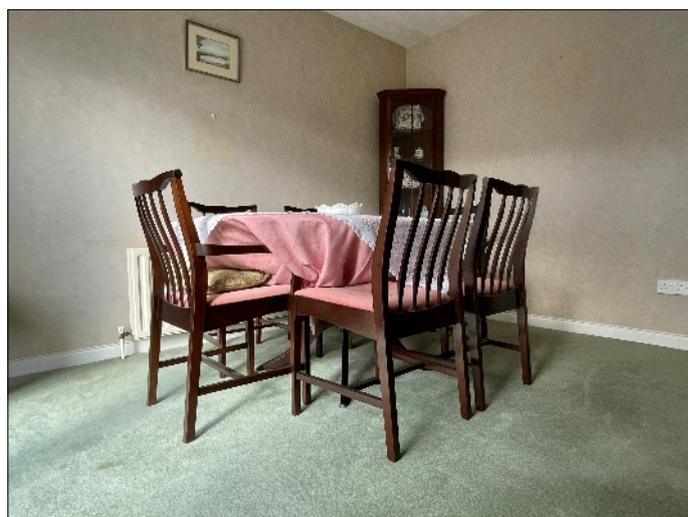
With uPVC front door with feature glass panel, cornice, telephone point, cloaks cupboard, hot press.

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LOUNGE:
14' 9" x 12' 0" (4.49m x 3.66m) With mahogany surround fireplace, cast iron and tiled inset, tiled hearth, television point and cornice.

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DINING ROOM:

11' 11" x 10' 9" (3.62m x 3.27m) With patio doors to the rear garden, glass panel door from the hall.

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KITCHEN:

15' 3" x 10' 8" (4.65m x 3.25m) With eye and low-level units including glass eye level units, tiled between units, Franke one-and-a-half bowl stainless steel sink unit, Flavel oven, hob, extractor fan, integrated fridge, space for microwave, tiled floor.

UTILITY ROOM:

10' 6" x 5' 7" (3.20m x 1.70m) With low-level units, plumbed for washing machine, space for freezer, single drainer stainless steel sink unit, tiled floor, access to roof space, uPVC glass panel side door.

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BEDROOM 1:
11' 10" x 11' 10" (3.60m x 3.60m) (MAX) With built-in wardrobes and a dressing table.

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BEDROOM 2:
14' 0" x 9' 1" (4.26m x 2.78m)



BEDROOM 3:
10' 5" x 8' 1" (3.17m x 2.47m)

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SHOWER ROOM:

Comprising PVC panelled corner shower cubicle with 2 Redring electric shower fittings, wash hand basin, w.c., tiled floor and walls, PVC panelled ceiling with recess lighting, heated towel rail.



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EXTERIOR FEATURES:

Garden laid in lawn to the front, side and rear enclosed by fencing with trees and shrubs, paved patio area to the rear of the property. Tarmac driveway. Pedestrian gate to the sides. Outside light to front, side and rear. PVC oil tank. Water tap to the rear.

DETACHED GARAGE:

18' 4" x 10' 6" (5.60m x 3.20m) With electronic roller door, power and lighting, boiler.

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FLOOR PLANS



GROUND FLOOR

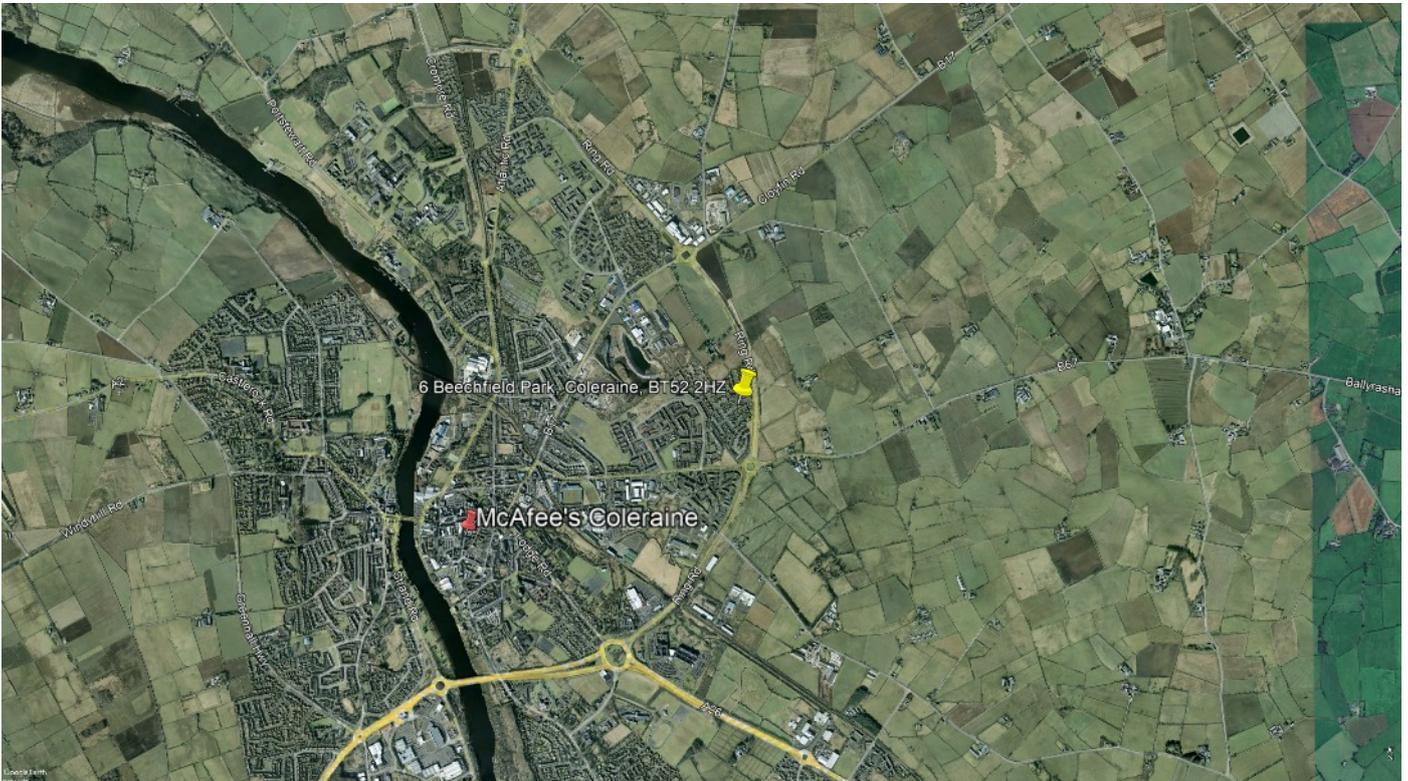
For illustrative purposes only. Not to scale.

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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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.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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.
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Property Location:

On travelling along the Ring Road in the direction of Portrush and Portstewart, just after the Ballycastle Road Roundabout turn left onto Beechfield Park and Number 6 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	57 D	60 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
 COL0172 190722/SH

OUR OFFICE LOCATION



Google maps



Think

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