

For Sale

2 Knocklayde Park, Castlerock Road, Coleraine,
Co Londonderry, BT51 3HW

Offers Over **£475,000**



Property Overview

- Superior Detached Bungalow on a large corner site
- 5 Bedrooms, 3 Reception Rooms + Study
- Sitting on approximately a half-acre site
- Oil central heating
- Property extends to over 3500 sq ft (Source: Land & Property Services)
- Excellent family home close to both primary and secondary schools
- Intruder alarm installed
- Mahogany double glazed windows (except garage)
- Mahogany interior doors, architraves and skirting
- uPVC fascia, soffits and guttering
- Approximately 1 mile from Coleraine town centre, 5 miles to Castlerock beach and 6 miles to Downhill beach
- Rates: The assessment for the year 2023/2024 is £2884.55
- EPC Rating - E44

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ENTRANCE PORCH:

With mahogany front door with glass side panel, Amtico flooring, mahogany glass panel door and glass side panels to:

ENTRANCE HALL:

With telephone point, Amtico flooring, cornice.

CLOAKROOM:

Comprising wash hand basin, w.c., half tiled wall, Amtico flooring.

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LOUNGE:

20' 2" x 16' 7" (6.14m x 5.06m) With mahogany surround fireplace and marble tiled inset and hearth, television point, cornice, eyeball spotlighting, patio doors leading to the rear garden, wall lights, glass panels at the door from the entrance hall.

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FAMILY ROOM:

16' 5" x 14' 11" (5.00m x 4.55m) With mahogany surround fireplace and marble tiled inset and hearth, television point, broadband point, cornice, recess lighting, patio doors leading to the patio area at the front of the property.

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DINING ROOM:
 15' 3" x 12' 7" (4.64m x 3.84m) With patio doors leading to the front of the property, glass panels at the door from the entrance hall.

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STUDY:
9' 10" x 9' 5" (2.99m x 2.87m) With telephone
point, recess lighting.

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KITCHEN / DINING AREA:

24' 11" x 15' 8" (7.59m x 4.77m) With high and low level units including saucepan drawers, wine rack, pelmet with recess lighting, larder units, Zanussi double oven, Amica hob, integrated Hotpoint dishwasher, extractor fan, space for fridge/freezer, ceramic one and a half bowl sink unit. Dresser unit with eye level glass display unit and shelving. Island unit with low level unit including pull out waste bin unit, breakfast bar, power and USB points. Wall light. Wooden effect flooring. Recess lighting. Telephone point. Feature corner window.

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UTILITY ROOM

11' 7" x 6' 6" (3.53m x 1.97m) With high and low level units, single drainer stainless steel sink unit, tiled between units, plumbed for washing machine, space for tumble dryer, hot press. Door to double garage.

SIDE PORCH

7' 2" x 6' 6" (2.18m x 1.97m) With broom cupboard, space for freezer, mahogany door to the side of the property.

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MASTER BEDROOM:

14' 3" x 13' 11" (4.35m x 4.23m) (MAX) With built in furniture including wardrobes (some mirrored doors), dressing table and bed side set of drawers, television and telephone points. Feature bay window overlooking the side and rear gardens, eye ball spot lighting.

EN-SUITE:

Comprising shower enclosure with Mira Sport electric shower fitting, wash hand basin set in vanity unit, w.c., fully tiled walls, tiled floor, heated towel rail, recess lighting, shaver point.

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BEDROOM 2:

14' 9" x 10' 8" (4.49m x 3.25m) With television point.

EN-SUITE:

Comprising wet area shower with Mira Sport electric shower fitting, wash hand basin set in vanity unit, w.c., fully tiled walls, tiled floor, heated towel rail, PVC panelled ceiling with recess lighting, wall mounted mirror with lighting.

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BEDROOM 3:
13' 10" x 8' 7" (4.22m x 2.62m) With television point.



BEDROOM 4:
13' 10" x 10' 4" (4.22m x 3.14m) With television point.

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BEDROOM 5:
13' 8" x 12' 10" (4.16m x 3.90m) With television point.

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BATHROOM:

13' 9" x 9' 4" (4.20m x 2.84m) (MAX) Coloured suite comprising panel bath, wash hand basin, w.c., bidet, tiled shower enclosure with mains shower fitting and rain fall shower attachment, recess lighting, Amtico flooring, half tiled walls, shaver point.

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EXTERIOR FEATURES:

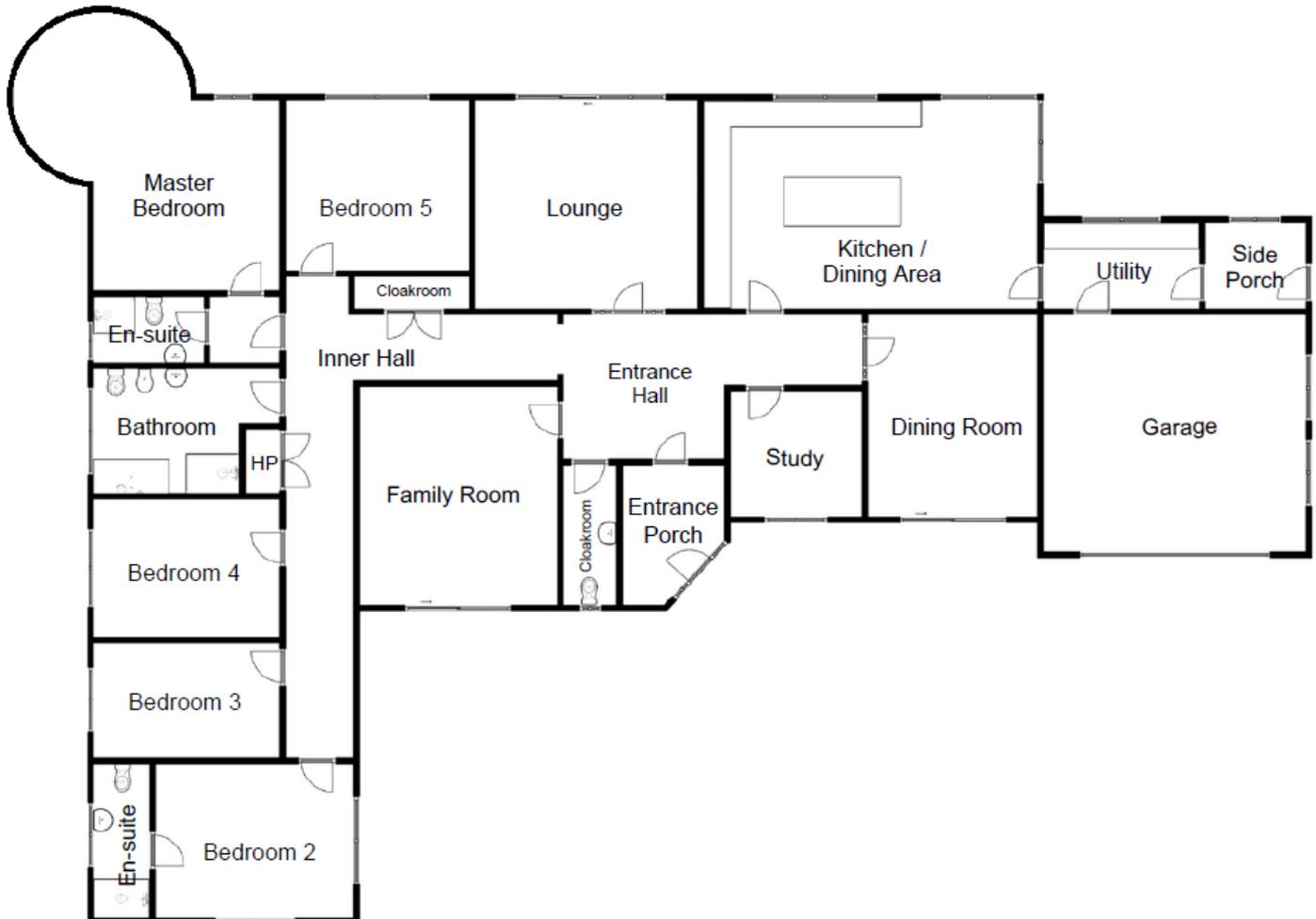
Generous gardens surrounding the property with an abundance of mature trees, shrubs and rose bushes including some raised and screened beds. Paviour driveway and parking with drainage, space suitable for caravan or boat. Paviour patio area to the front of the property and paved patio area to the rear of the property. Enclosed area housing PVC oil tank. Tiled steps at the front door and the 3 patio doors. Concrete path around the property. Outside lights around the property, including sensor light over the garage. Ramp up to the side door. Wooden potting shed.

INTEGRAL DOUBLE GARAGE:

19' 3" x 17' 9" (5.87m x 5.42m) With electronic up and over door, power and light, mahogany single glazed windows, access to roof space, boiler.

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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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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.
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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.

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Property Location:

On leaving Coleraine along the Castlerock Road, Knocklayde Park is on the left hand side and Number 2 is the first property 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 |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| 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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PROPERTY REFERENCE
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