

For Sale

77 Mountsandel Road, Coleraine BT52 1JF

Offers Over **£210,000**



Property Overview

- Detached bungalow
- 4 Bedrooms, 2 Reception Rooms
- Oil heating
- uPVC double glazed windows (except where stated)
- uPVC fascia and soffits
- Mature and generous gardens
- Close to Primary schools and neighbourhood shops
- In need of modernisation
- EPC Rating - F31

77 Mountsandel Road, Coleraine BT52 1JF

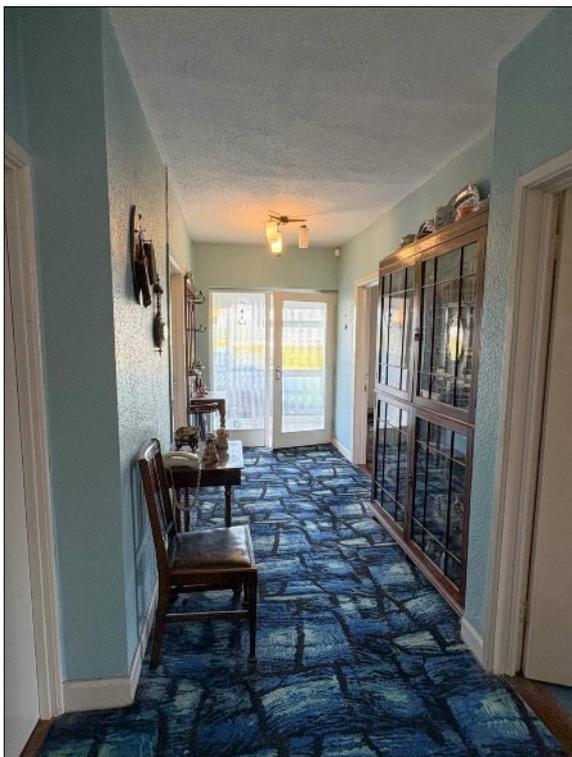


Entrance Porch:

With tiled floor, wooden glass panel door and side panel to:

Entrance Hall:

With telephone point, built in storage cupboards, skylight window, wired for wall lights.



77 Mountsandel Road, Coleraine BT52 1JF

Lounge:

5.2m x 3.6m (17' 1" x 11' 10") With tiled fireplace and hearth, built in shelving, cornice.



77 Mountsandel Road, Coleraine BT52 1JF

Family Room:

5.8m x 3.5m (19' 0" x 11' 6") With brick fireplace and tiled hearth, wired for wall lights.



77 Mountsandel Road, Coleraine BT52 1JF



Kitchen:

6.9m x 3.4m (22' 8" x 11' 2") With eye and low level units, part tiled walls, space for cooker, plumbed for washing machine, single drainer stainless steel sink unit, built in storage cupboard, breakfast bar, hot press, single glazed wooden window.

Side Porch:

With access to the side of the property.

Store:

With low level cupboards, strip lighting.

77 Mountsandel Road, Coleraine BT52 1JF



Bedroom 1:
4.1m x 3.7m (13' 5" x 12' 2") With wash hand basin, built in wardrobe.



Bedroom 2:
3.8m x 3.4m (12' 6" x 11' 2") (max) With wash hand basin, built in wardrobe.

77 Mountsandel Road, Coleraine BT52 1JF

Bedroom 3:

3.6m x 3.3m (11' 10" x 10' 10") With wash hand basin, built in wardrobe.

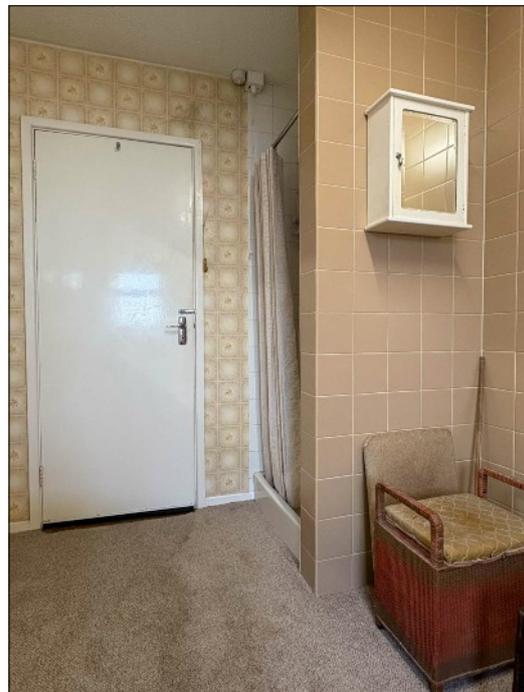


Bedroom 4:

2.7m x 2.7m (8' 10" x 8' 10") With built in wardrobe.

Bathroom:

Coloured suite comprising bath, wash hand basin, w.c., part tiled wall, strip lighting, tiled shower enclosure with Redring electric shower fitting.



77 Mountsandel Road, Coleraine BT52 1JF



EXTERIOR FEATURES

Mature and generous gardens to the front and rear. Enclosed by hedging and shrubs to the front and wall, hedging and shrubs to rear. Concrete driveway and parking to the front and side. Vehicular gates. Paved area to the rear with pathway. PVC oil tank. Water tap to rear. Outside light to rear.

Garage:

4.9m x 3m (16' 1" x 9' 10") With roller and pedestrian door, light and power point.

Boiler House & W.C.:

With wooden single glazed window.



77 Mountsandel Road, Coleraine BT52 1JF

FLOOR PLANS



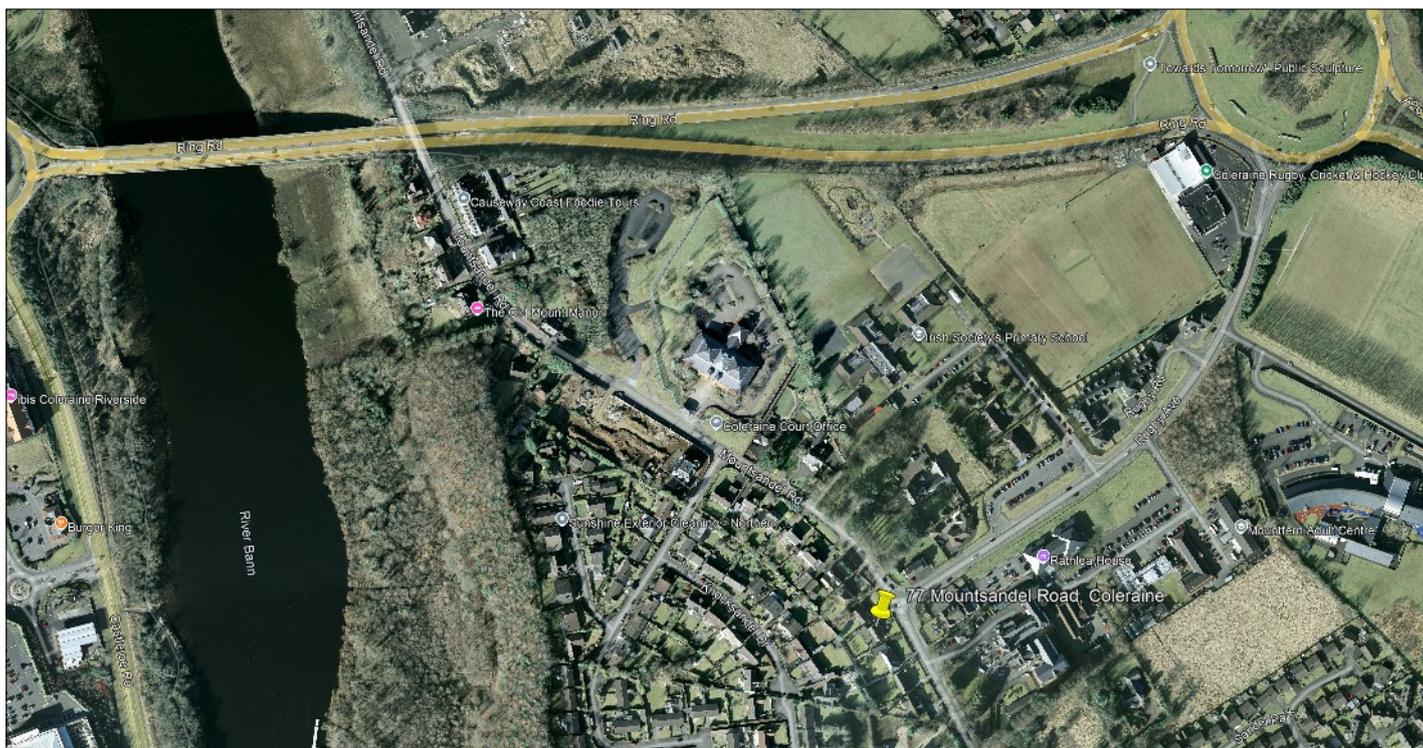
For illustrative purposes only. Not to scale.

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.

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.

77 Mountsandel Road, Coleraine BT52 1JF



Property Location:

On leaving Coleraine town centre along the Mountsandel Road, at the mini roundabout (top of Rugby Avenue) the property is situated on the right hand side.

Tenure: Freehold

Rates 2024 / 2025: £1911.78

77 Mountsandel Road, Coleraine BT52 1JF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A 92 plus			
B 81-91			
C 69-80			
D 55-68			57
E 39-54		31	
F 21-38			
G 1-20			
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

www.mcafeeproperties.co.uk
sales@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0292 060325/MH

OUR OFFICE LOCATION



Google maps



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.