

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

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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.



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Lounge:

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



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Family Room:

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



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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.

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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.

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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.



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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.



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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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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 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

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| 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 | | |
| F 21-38 | 31 | |
| 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

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OUR OFFICE LOCATION



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