

## For Sale

3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY

Offers Over **£150,000**



### Property Overview

#### - No 7 Laurel Hill Road - Property Overview

End Terrace Chalet Bungalow 2 Bedrooms, 1 Reception Room, Oil heating, uPVC double glazed windows, Close to primary schools and neighbourhood shops, Large garden to the rear with wooden garden shed

- Rates: The assessment for the year 2024/2025 is £686.28
- EPC Rating - D56

#### - No 3 & 5 Laurel Hill Road - Property Overview

Mid Terrace Chalet Bungalow 3 Rooms, 1 Reception Room, Double glazed windows, Plumbed with radiators for heating, Store at the rear of the property, In need of renovation / modernisation

- Rates: The assessment for the year 2024/2025 is £705.89
- EPC Rating - F37

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## Number 7

### Entrance Hall:

With woodgrain uPVC glass panel front door, tiled floor, half panelled walls.

### Lounge:

16' 8" X 10' 9" (5.09m X 3.28m) with tiled fireplace and hearth, wooden mantle, laminate flooring. Door to Rear Hall.



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**Kitchen:**

10' 7" X 8' 8" (3.23m X 2.65m) with eye and low level units, tiled between units, tiled floor, single drainer stainless steel sink unit, Indesit hob, Whirlpool hob, Electrolux extractor fan, space for fridge / freezer, plumbed for washing machine.

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**Rear Hall:**

With under stairs storage housing hot press, tiled floor, farm house style door with glass panel.

**Bathroom:**

Comprising panel bath with telephone hand shower, Redring electric shower fitting and shower screen over bath, wash hand basin, w.c., fully tiled walls and ceiling, extractor fan, tiled floor, heated towel rail.

**FIRST FLOOR**

**Landing:**

With half panelled walls, wooden flooring.

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**Bedroom 1:**  
13' 3" X 10' 1" (4.05m X 3.07m) with access to eaves.



**Bedroom 2:**  
13' 3" X 8' 2" (4.05m X 2.5m) with access to eaves.

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**EXTERIOR FEATURES**

Garden to the rear with wooden shed. PVC oil tank. Boiler. Outside light to the rear. Water tap to the rear. Vehicular gates to the side. Screened laneway to the rear.



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Number 3 and 5

### PROPERTY OVERVIEW

Mid terrace chalet bungalow, 3 rooms, 1 reception room, uPVC double glazed windows, plumbed with radiators for heating, store at the rear of the property, in need of renovation / modernisation.

### Summary of accommodation

Entrance porch and hall, lounge, kitchen, shower room, 2 rooms on first floor, rear porch with room above.



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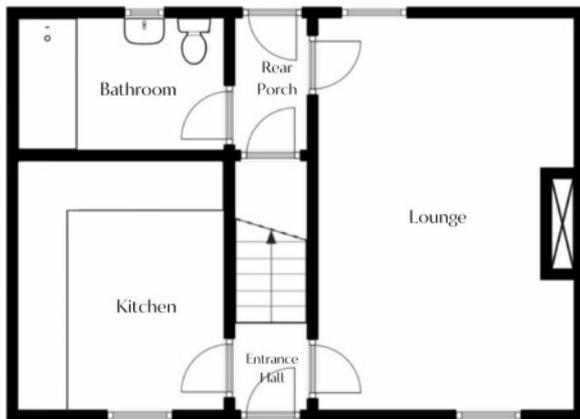


**Tenure:** To Be Confirmed

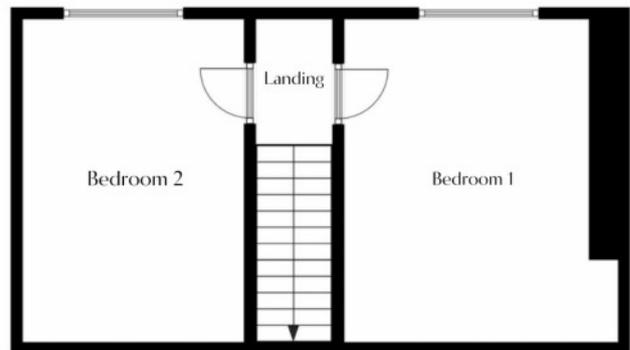
3, 5 and 7 Laurel Hill Road, Coleraine, BT51 3AY

## FLOOR PLANS

### No 7 Laurel Hill Road



Ground Floor



First Floor

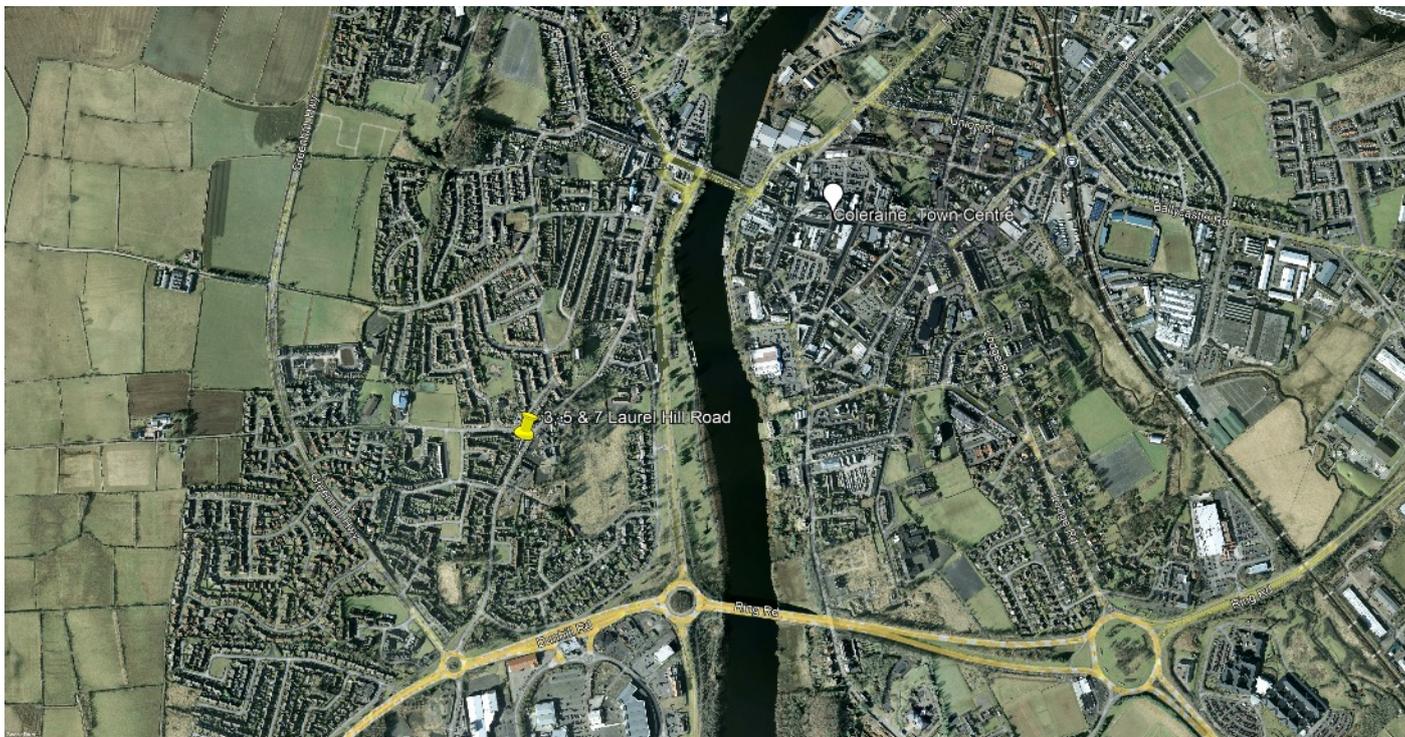
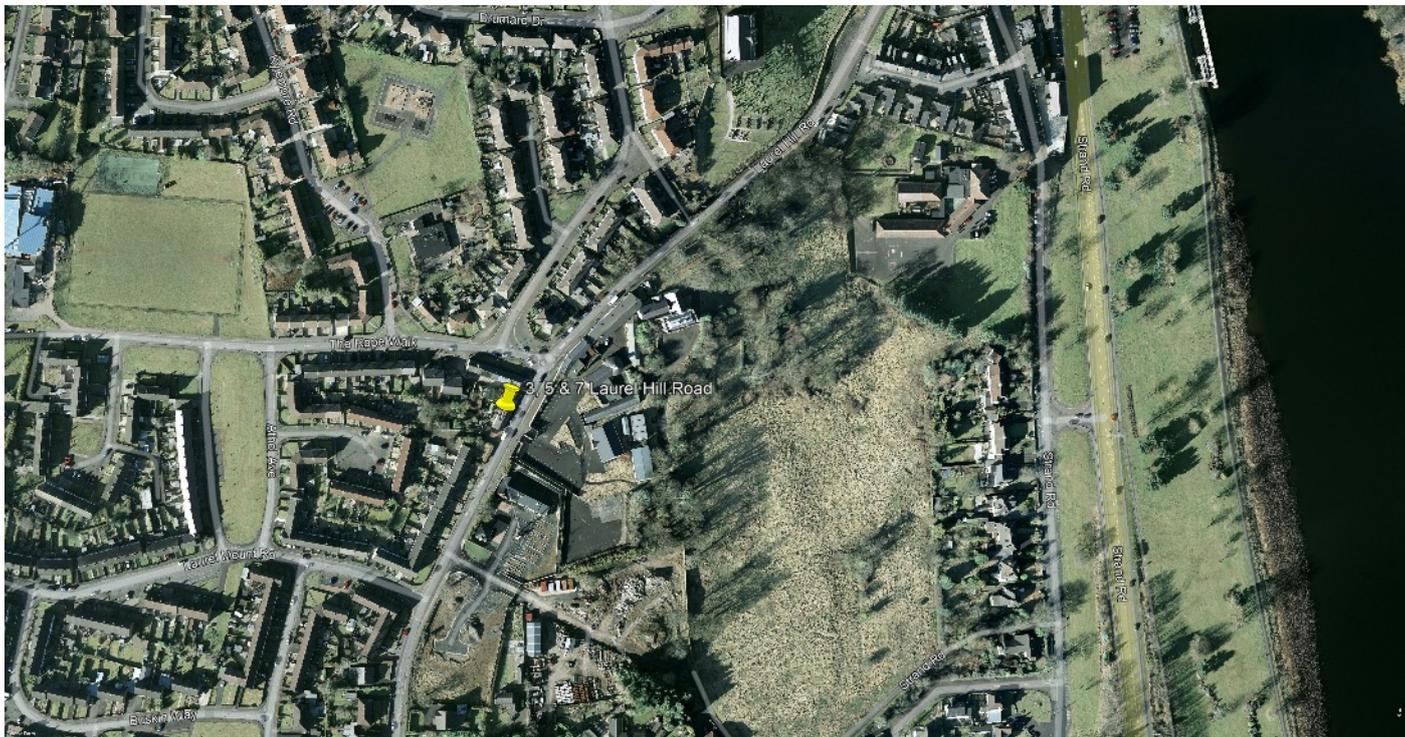
**For illustrative purposes only. Not to scale.**

**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:**

Entering Coleraine from the Dunhill Road, take the second exit at the Greenmount Roundabout onto Laurel Hill Road. Continue for a quarter mile and number 3, 5 and 7 is located on the left hand side.

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Energy Efficiency Rating		Current	Potential
<b>Very energy efficient - lower running costs</b>			
<b>A</b> 92 plus			
<b>B</b> 81-91			
<b>C</b> 69-80			
<b>D</b> 55-68		56	63
<b>E</b> 39-54			
<b>F</b> 21-38			
<b>G</b> 1-20			
<b>Not energy efficient - higher running costs</b>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

**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](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0296 250425/RT

**OUR OFFICE LOCATION**



# Think

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