

For Sale

5 Glengorm Avenue, off Mountsandel Road,
Coleraine, BT52 1TF

Offers Over **£175,000**



Property Overview

- Mid Terrace Townhouse
- 3 Bedrooms, 2 Reception Rooms
- Oil Heating
- uPVC double glazed windows except 2 skylight windows
- Convenient to neighbourhood shops and recreational facilities
- uPVC fascia and guttering
- Rates: The assessment for the year 2024/2025 is £980.40
- EPC Rating - E46

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Entrance Hall:

With uPVC glass panel front door, tiled floor.



Lounge:

16' 0" X 11' 4" (4.88m X 3.46m) with mahogany surround fireplace, tiled inset and hearth, television point, dado rail, door to:



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Dining Room:
11' 4" X 11' 2" (3.46m X 3.4m) with patio doors leading to the rear.

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Kitchen:

11' 2" X 11' 2" (3.4m X 3.4m) with oak eye and low level units including saucepan drawer, pelmet with recess lighting, oven and hob, integrated Prima fridge and dishwasher, housing for microwave, concealed lighting, extractor fan, tiled floor.

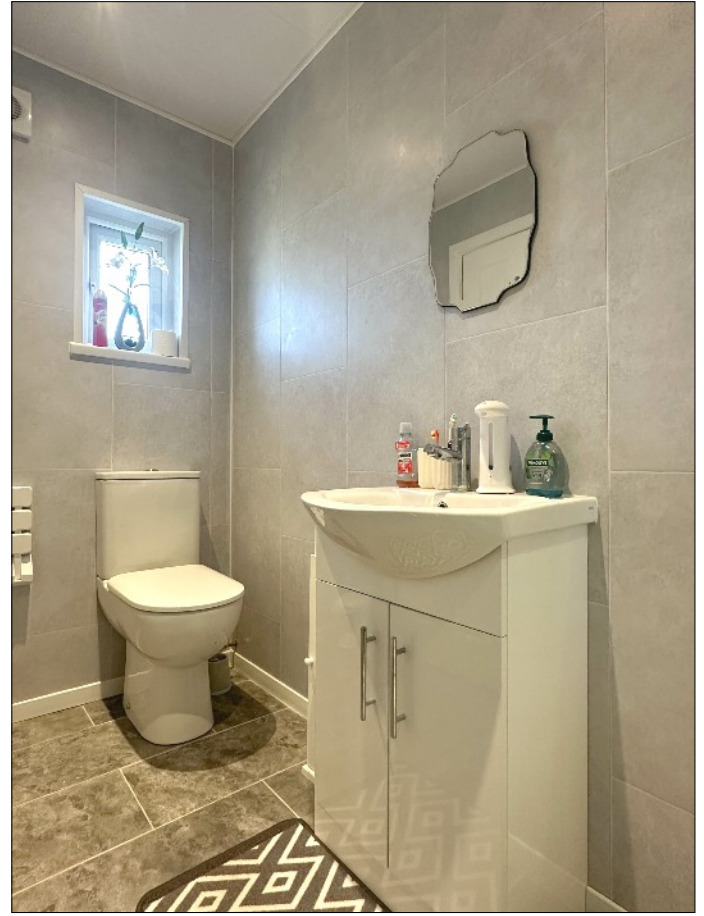
Rear Porch:

11' 2" X 4' 8" (3.4m X 1.43m) with tiled floor, boiler, built-in storage, uPVC glass panel rear door. No radiator.

Store:

17' 11" X 9' 5" (5.47m X 2.86 m) (Max) with uPVC glass panel door to the front, strip lighting, power point. No radiator.

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Shower Room:

Comprising PVC panelled shower enclosure with rainfall and body shower attachment, wash hand basin set in vanity unit, w.c., PVC panelled walls and ceiling, recess lighting, extractor fan, heated towel rail.

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Landing:

With access to roof space, hot press.

Bedroom 1:

13' 8" X 11' 5" (4.17m X 3.47m) including built-in sliderobes - plus dormer window, skylight window.



Bedroom 2:

12' 9" X 9' 5" (3.89m X 2.86m) with access to roof space.



Bedroom 3:

9' 5" X 9' 4" (2.88m X 2.85m) plus dormer window, skylight window, access to eaves storage.



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Bathroom:

Comprising panel bath, telephone hand shower, wash hand basin, w.c., corner shower cubicle with Mira Sprint electric shower fitting, fully tiled walls.

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EXTERIOR FEATURES:

Garden laid in lawn to the front with screened bed. Concrete driveway. Spacious paved patio area to the rear enclosed by fencing with screened bed. PVC oil tank. Water tap to rear. Outside lights to front and rear. Small decking area outside the patio doors.

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FLOOR PLANS



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:

On leaving Coleraine along the Mountsandel Road, at the mini roundabout outside the Spar convenience shop turn left onto Glengorm Avenue, continue to the end and Number 5 is situated on the right hand side.

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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		65
E 39-54	46	
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

coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
COL0300 230425/RT

OUR OFFICE LOCATION



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