

For Sale

209 Mountsandel Road, Coleraine, BT52 1TB

Offers Over **£725,000**



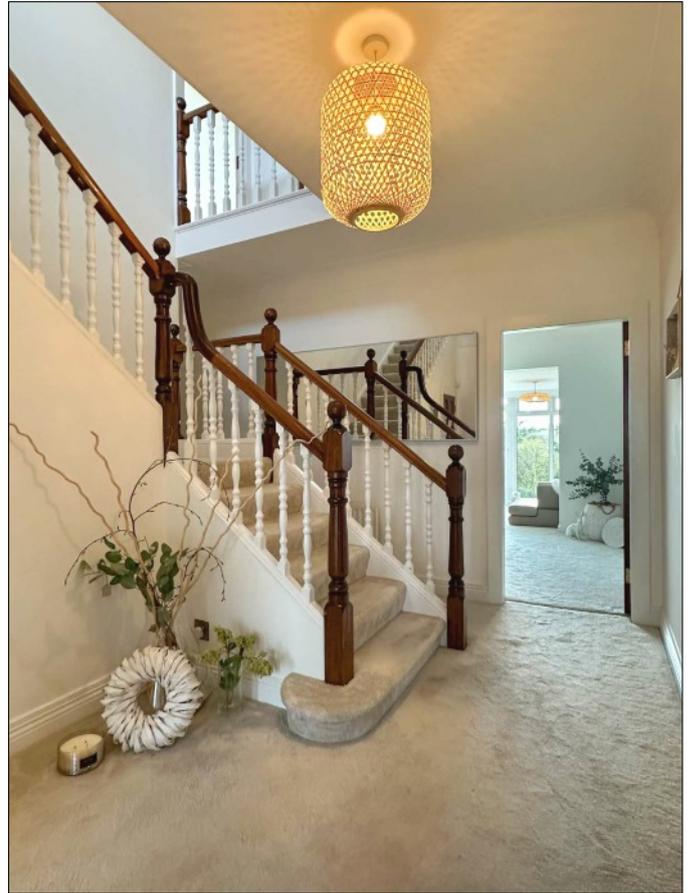
Property Overview

- Unique detached family home with direct access onto the River Bann
- 5 Bedrooms (2 with en-suite), 4 Reception Rooms
- Views of the River Bann from the rear of the property
- Site extending to approximately 2 acres
- Oil Heating
- Mountsandel Road is undoubtedly one of Coleraine's premier residential address
- uPVC double glazed windows
- Mature gardens leading down to summer house and private jetty on the River Bann
- Coleraine town offers excellent primary and secondary schools, sports facilities and transport routes connecting to further afield
- The ever popular North Coast area is only a short drive away with some of the worlds most renowned golf courses
- Rates: The assessment for the year 2025/2026 is £3478.20
- EPC Rating - F38

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Entrance Porch:

With recessed lights and tiled floor. Glass panel door to:

Entrance Hall:

With coving.



Cloakroom:

Comprising w.c and wash hand basin, half panelled walls and under stair storage.

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Lounge:
20' 2" X 13' 5" (6.15m X 4.09m) With feature multi fuel stove, brick surround and tiled hearth, coving and double glazed doors to sun room.



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Sun Room:
34' 6" X 10' 4" (10.52m X 3.15m) Views of the River Bann. Open plan to dining room.



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Dining Room:
15' 1" X 9' 8" (4.6m X 2.95m) With coving.



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Kitchen:

17' 6" X 12' 9" (5.33m X 3.89m) with eye and low level units including saucepan drawers, tiled between units, one and a half bowl sink unit, integrated dishwasher, space for range style cooker with extractor fan, space for fridge freezer, plumbed for washing machine, recessed lighting and laminate wooden flooring. Glass panel doors to Family Room.



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Family Room:
16' 7" X 16' 5" (5.05m X 5.0m) With feature surround fireplace with tiled hearth, feature sheeted ceiling.



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Utility Room:

10' 7" X 7' 0" (3.23m X 2.13m) (Max) with low level units, sink unit, plumbed for washing machine, built in storage, recessed lighting and laminate flooring.

Bedroom 4:

11' 7" X 9' 7" (3.53m X 2.92m) With fitted mirrored slide robes.

En-suite:

comprising fully tiled walk in shower cubicle with rainfall shower head, wc, wash hand basin, recessed lights, extractor fan and tiled floor.





Living Room / Bedroom 5:
18' 5" X 17' 3" (5.61m X 5.26m) With
coving. Leading to Study / Dressing Room.

Dressing Room / Study:
7' 4" X 6' 3" (2.24m X 1.9m) Access to
floored attic with slingsby ladder.

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Landing:

With coving, storage into eaves, hotpress with storage.

Bedroom 1:

20' 1" X 13' 6" (6.12m X 4.11m) with mirrored built in sliderobes.

En-suite:

Comprising fully tiled walk in large shower cubicle with rainfall shower head, wc, wash hand basin, recessed lights, extractor fan, tiled walls and floor.



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Bedroom 2:
17' 4" X 13' 5" (5.28m X 4.09m) (Max) with sink unit, feature eyeball lights and tiled shelf.



Bedroom 3:
15' 3" X 13' 0" (4.65m X 3.96m) With built in mirrored sliderobes and drawers.

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Bathroom:

Comprising panel bath, fully tiled walk in shower cubicle, wc, wash hand basin, recessed lights, extractor fan, half tiled walls and tiled floor.

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EXTERIOR FEATURES:

Site extending to approximately 2 acres. This beautiful property is approached by a tarmac driveway. Large gardens set in lawn to front and rear with mature trees, shrubs and hedging. Garden to the rear allows for vehicular access to private jetty on the River Bann. Paved and screened patio area's to rear. Poly tunnel. Outside lights and tap.

Detached Garage:

16'6 X 12'6 (5.03m X 3.81m) With roller door, pedestrian door, light and power. Stairs leading to first floor loft (currently used as an office).

Summer House:

With Veranda.



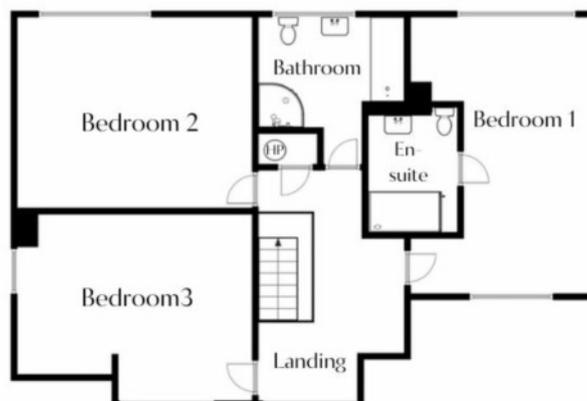
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FLOOR PLANS



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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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.

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Property Location:

On leaving Coleraine along the Mountsandel Road in the direction of The Loughan, Number 209 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	64
E 39-54	
F 21-38	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
COL0302 240425/RT

OUR OFFICE LOCATION



Google maps



Think

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