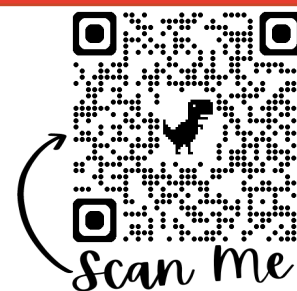


For Sale

28 Slieve Banna, off Ballycairn Road,
Coleraine, BT51 3JG

Offers Over **£185,000**



Property Overview

- Detached House
- 3 Bedrooms, 1 Reception Room
- uPVC double glazed windows (except Garage)
- uPVC fascia and soffits
- Sought after residential area
- Close to both primary and secondary schools
- Oil heating
- Enclosed garden to the rear with views over Coleraine town
- Rates: The assessment for the year 2024/2025 is £1029.42
- EPC Rating - E53

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Entrance Hall:

With uPVC glass panel front door and side panel, wooden flooring, glass panel door to:



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Lounge:

14' 11" X 12' 3" (4.54m X 3.74m) with raised marble hearth and display, fireplace, television point, cornice, wired for wall lights, open plan to:



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Dining Area:

9' 7" X 8' 8" (2.92m X 2.63m) with laminate flooring, recess lighting, cornice, uPVC French doors to the rear patio and garden, glass panel door:

Kitchen:

9' 6" X 8' 10" (2.9m X 2.68m) plus under stairs area, with eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, stainless steel extractor fan, Candy oven, Hiesense hob, plumbing for dishwasher, recess lighting, door to:



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Utility Room:

8' 8" X 5' 10" (2.63m X 1.79m) with low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, extractor fan, strip lighting, door to garage and uPVC glass panel door to the rear garden.



FIRST FLOOR

Landing:

With hot press, access to roof space.

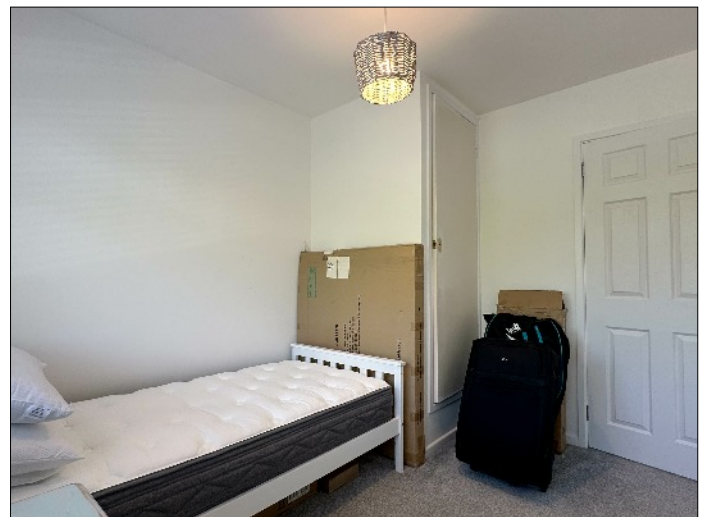
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Bedroom 1:
13' 5" X 9' 0" (4.1m X 2.74m) with built in wardrobe and shelving.



Bedroom 2:
10' 11" X 9' 5" (3.34m X 2.87m) (Max) with built in wardrobe and shelving, views over Coleraine town.



Bedroom 3:
10' 2" X 8' 5" (3.09m X 2.57m) including built in wardrobe and shelving.

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Bathroom:

Comprising panel bath with telephone hand shower, shower screen and Triton electric shower fitting over bath, tiled walls around bath, wash hand basin, w.c., tiled floor, heated towel rail, recess lighting.

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EXTERIOR FEATURES:

Large screened bed to the front with shrubs. Concrete driveway and paths to the sides. Garden laid in lawn to the rear with screened bed, enclosed by fencing with pedestrian gate to side. Concrete area to the rear. Raised patio area outside dining area. Outside light to the front and rear. Water tap and PVC oil tank to the rear.

Integral Garage:

17' 0" X 8' 9" (5.17m X 2.67m) including separate w.c. with roller door, strip lighting, wooden single glazed windows.

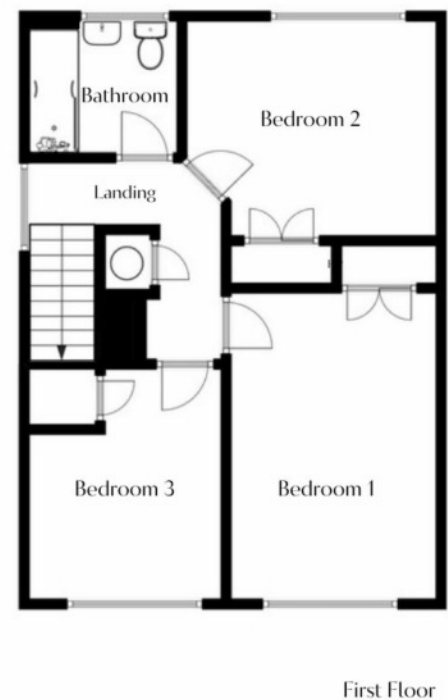
Separate w.c.:

With wash hand basin.



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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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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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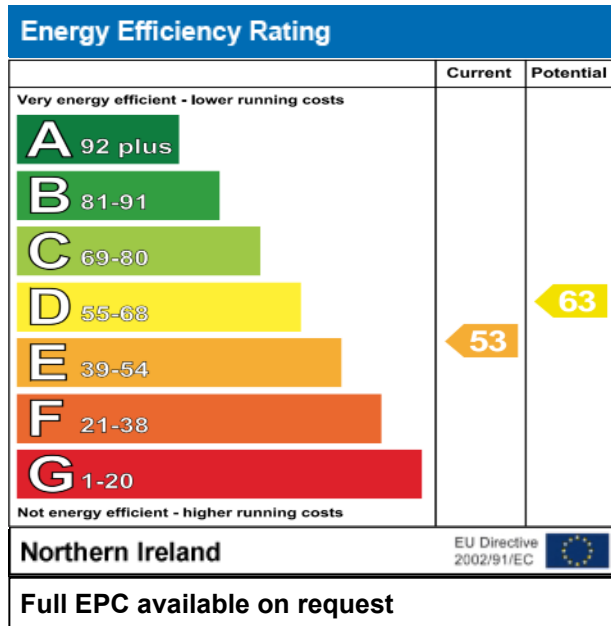


Property Location:

On leaving Coleraine along the Castlerock Road, at the first mini roundabout turn right onto Ballycairn Road, then opposite the Christie Primary School turn left onto Greenhill Road, at the top turn right onto Slieve Banna and Number 28 is situated on the right hand side.

Tenure: Freehold

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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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