

For Sale

99 Gorran Road, Garvagh, BT51 5EL

Offers Over **£230,000**



Property Overview

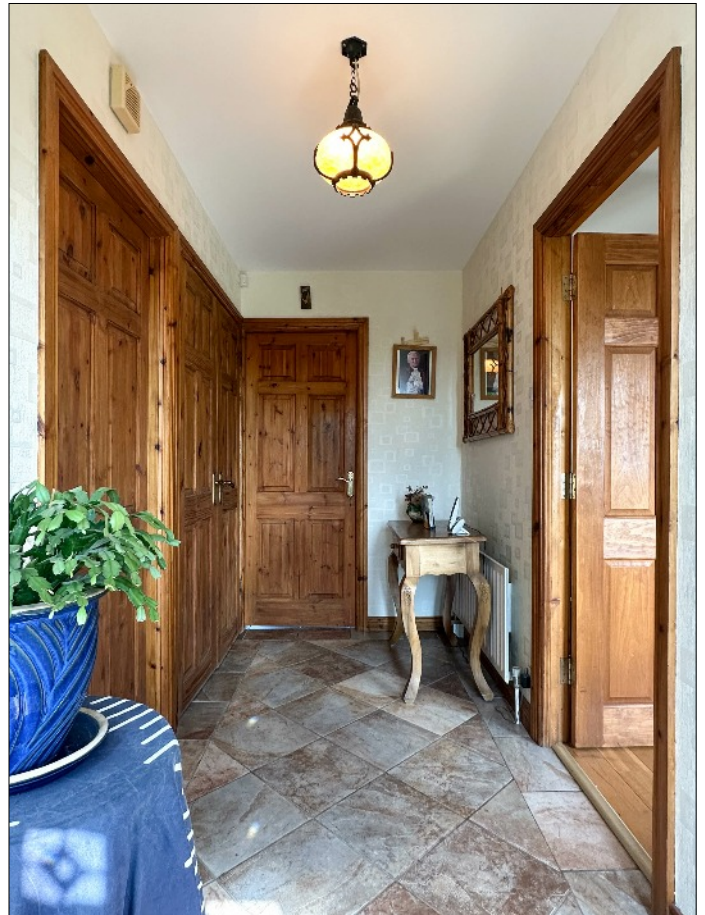
- Detached Bungalow set in circa 1 acre of gardens
- 4 Bedrooms, 1 Reception Room
- Oil Heating
- Woodgrain uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Additional vehicular access and parking
- Countryside location approximately 3 miles from Garvagh and 10.5 miles from Coleraine
- Mature gardens with abundance of trees and shrubs
- Rates: The assessment for the year 2024/2025 is £1176.48
- EPC Rating - E40

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Entrance Hall:

With Woodgrain uPVC glass panel front door and side panels, tiled floor, cloaks cupboard.



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Lounge:

20' 1" X 12' 0" (6.13m X 3.67m) with marble effect fireplace and cast iron inset, oak flooring, television point, 2 bow windows, door to inner hall.



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Kitchen / Dining Area:

19' 4" X 9' 11" (5.9m X 3.03m) with eye and low level units including eye level glass display units and breakfast bar, space for range cooker and fridge / freezer, one and a half bowl stainless steel sink unit, tiled between units, plumbed for washing machine, tiled floor, wall mount radiator, additional electric wall heater, larder unit, store, Woodgrain uPVC glass panel door to rear porch.

Rear Porch:

With Woodgrain uPVC glass panel rear door, door to garage.



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Bedroom 4:
8' 0" X 7' 7" (2.44m X 2.31m) with wooden effect flooring, built in double wardrobe.

Inner Hall:
With wooden effect flooring, access to roof space, hot press.



Bedroom 1:
13' 8" X 12' 0" (4.17m X 3.67m) with wooden effect flooring.

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Bedroom 2:

9' 11" X 9' 10" (3.03m X 3.0m) with wooden effect flooring, built in wardrobe.



Bedroom 3:

9' 11" X 8' 5" (3.03m X 2.57m) with wooden effect flooring.

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Shower Room:

Comprising corner shower cubicle with Aquastream electric shower fitting, wash hand basin, w.c., fully tiled walls, tiled floor, extractor fan, recess lighting, heated towel rail.



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EXTERIOR FEATURES

1 acres of gardens laid in lawn with an abundance of mature trees and shrubs, separate into areas by hedging. Concrete driveway and parking area with vehicular gates. Outside lights around the property. Screened patio area to the side. Boiler house. PVC oil tank. Water feature and small stream running along the edge of the garden. Additional driveway / parking with vehicular gate.

Integral Garage:

22' 1" X 12' 1" (6.73m X 3.68m) (Max) with roller door, power and light, access to roof space.



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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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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.
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On travelling along the Drumcroon Road (A29) from Coleraine towards Garvagh, At about 6 miles turn right onto Gorran Road, travel the full length of the road and Number 99 is situated on the right hand side.

Tenure: Freehold

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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		62
E 39-54	40	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
Northern Ireland <small>EU Directive 2002/91/EC</small> 		
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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PROPERTY REFERENCE
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