

## For Sale

17 Kylebeg Avenue, off Mountsandel Road,  
Coleraine, BT52 1JN

Offers Over **£240,000**



### Property Overview

- CASH BUYERS ONLY - Property in need of a new roof
- 4 Bedrooms, 2 Reception Rooms + Study
- Oil Heating
- South facing rear garden backing onto Mountsandel Forest
- Detached Garage
- Convenient to Irish Society Primary school and neighbourhood shops
- Detached House - Timber framed
- Wood framed double glazed windows (except where stated)
- Mature gardens with abundance of trees and shrubs
- Rates: The assessment for the year 2024/2025 is £1687.95
- EPC Rating - E40



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**ENTRANCE HALL:**

With wooden front door and single glazed side panels, wooden flooring, hot press.

**CLOAKROOM**

Comprising w.c. and wash hand basin, wooden effect flooring.



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**LOUNGE:**

21' 9" X 14' 8" (6.62m X 4.48m) With open fireplace, wooden mantle, tiled inset and hearth, wooden flooring, television point, aluminium sliding patio doors leading to rear garden.





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## **DINING ROOM:**

12' 1" X 11' 10" (3.68m X 3.6m) With dado rail, dimmer switch lighting.

## **KITCHEN / DINETTE:**

19' 10" X 14' 11" (6.05m X 4.55m) (MAX and L-SHAPED) With oak eye and low level units, tiled between units, tiled floor, one and half stainless steel sink unit with drainer, space for gas range cooker, stainless steel extractor fan, integrated Bosch dishwasher, space for washing machine, space for free standing fridge, aluminium sliding patio door leading to rear garden, access into storage closet.

## **SNUG / STUDY:**

8' 10" X 7' 4" (2.7m X 2.24m)





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**FIRST FLOOR**

**LANDING:**

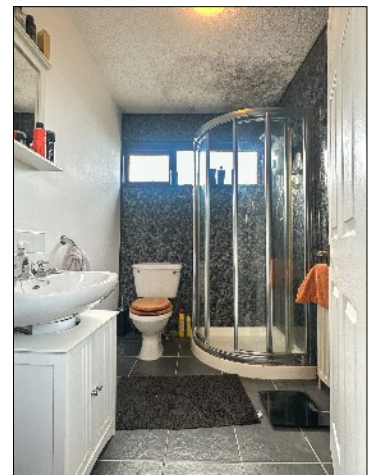
With roofspace and linen cupboard.

**BEDROOM 1:**

12' 6" X 11' 5" (3.8m X 3.48m) Plus area with built in mirrored sliderobes.

**EN-SUITE:**

Comprising w.c. and wash hand basin, tiled floor, corner shower cubicle with PVC wall panelling and Redring electric power shower.





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**BEDROOM 2:**  
13' 1" X 9' 2" (4.0m X 2.8m) including built in mirrored sliderobes.

**BEDROOM 3:**  
13' 1" X 9' 2" (4.0m X 2.8m)

**BEDROOM 4:**  
9' 10" X 7' 10" (3.0m X 2.39m)



**BATHROOM:**  
Comprising w.c. and wash hand basin, tiled floor and fully tiled walls, panel bath with telephone hand shower.



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**EXTERIOR FEATURES:**

With tarmac driveway and parking area leading to garage. Garden to front laid in lawn with assortment of trees and shrubs. Rear garden enclosed with gated access. Garden to rear laid in lawn with paved pathway and patio areas, assortment of trees and shrubs. PVC oil tank. Outside water tap.

**DETACHED GARAGE:**

18' 4" X 17' 0" (5.6m X 5.18m) With up and over door, pedestrian door, wooden single glazed window, strip lighting, power points, boiler.





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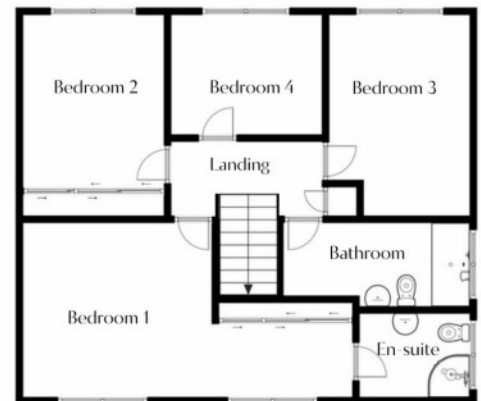


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## FLOOR PLANS



Ground Floor



First Floor

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

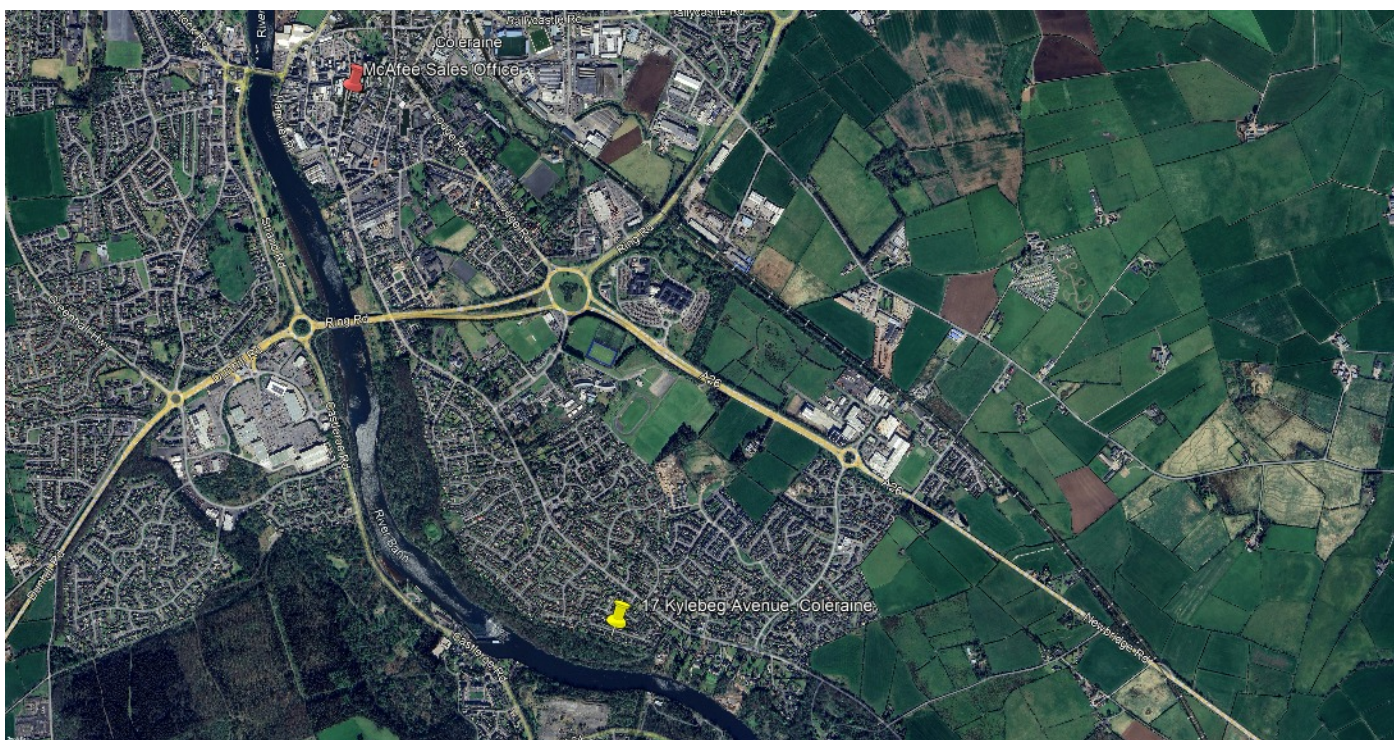
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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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.
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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, turn right onto Sandelwood Avenue, continue to the end and Number 17 Kylebeg Avenue is straight ahead.

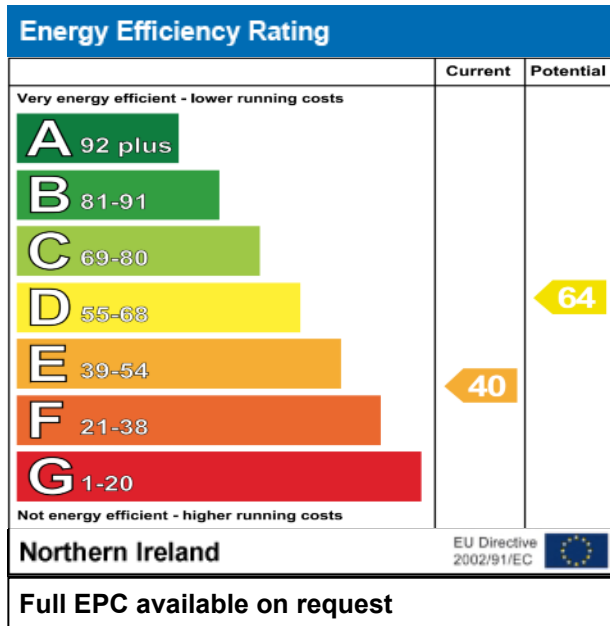
**Tenure:** Leasehold

**Term:** 10,000 years from 1st April 1978

**Ground Rent:** £0.05p per annum if demanded



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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

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)

[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
COL0130 210525/RT

#### OUR OFFICE LOCATION



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