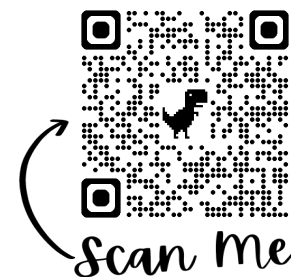


For Sale

102 Coleraine Road, Portstewart, BT55 7JR

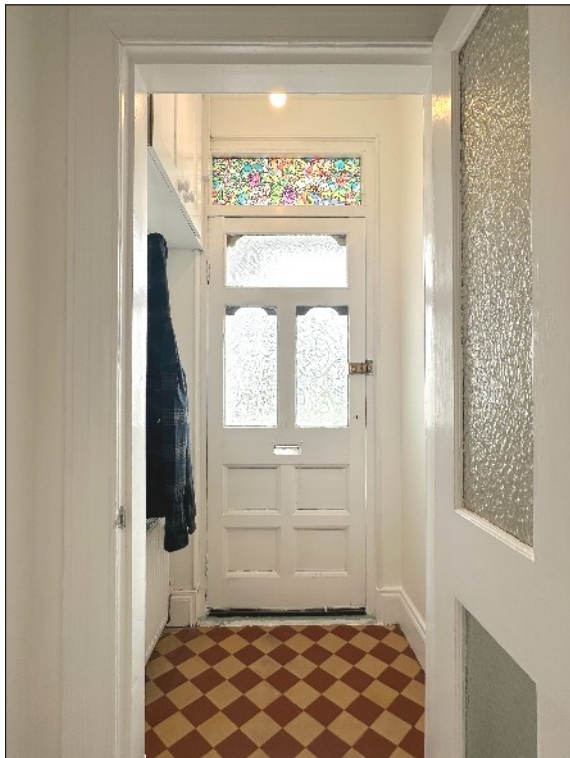
Offers Over **£295,000**



Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Gas heating
- Within a few minutes walking distance to Portstewart Strand beach and Portstewart golf club
- uPVC double glazed windows
- Tarmac driveway and parking area to the front and side
- uPVC fascia and soffits
- Convenient to The Promenade with its shops, cafes and restaurants
- The house has been rewired with a recently installed kitchen & shower room
- Rates: The assessment for the year 2024/2025 is £1381.05
- EPC Rating - D58

102 Coleraine Road, Portstewart, BT55 7JR



Entrance Porch:

With wooden glass panel front door, tiled floor, wooden glass panel door to:

Entrance Hall:

With wooden effect flooring, recess lighting.

102 Coleraine Road, Portstewart, BT55 7JR



Lounge:

11' 11" X 11' 9" (3.64m X 3.59m) plus bay window, with pine surround fireplace, cast iron inset, granite hearth, wooden effect flooring, cornice, recess shelving.

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Kitchen / Dining Area:

16' 5" X 10' 1" (5.0m X 3.08m)(Max) with eye and low level units, breakfast bar, single drainer stainless steel sink unit, tiled above worktop, Hotpoint oven and hob, space for dishwasher, recess shelving, space for fridge / freezer, recess lighting, wall mounted radiator, wooden effect flooring, feature archway, uPVC glass panel door to the rear garden.

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Bedroom 1:
3.08 x 3.03 (Max) with wooden effect flooring.



Bedroom 2:
11' 8" X 9' 0" (3.55m X 2.74m)(Max) with wooden effect flooring.



Bedroom 3:
10' 10" X 9' 0" (3.3m X 2.75m)with wooden effect flooring.

102 Coleraine Road, Portstewart, BT55 7JR



Shower Room:

Comprising shower cubicle with Redring electric shower fitting, wash hand basin, w.c., fully tiled walls, heated towel rail, recess lighting, extractor fan, linen cupboard housing boiler.

102 Coleraine Road, Portstewart, BT55 7JR



EXTERIOR FEATURES

Garden to the front with small trees, shrubs and hedging. Tarmac driveway and parking area to the front and side. Garden to the rear with shrubs and flowers. Former boiler house. Store at rear of the garage. Space to the rear of store suitable for bin storage.

Garage:

With vehicular wooden doors.

102 Coleraine Road, Portstewart, BT55 7JR

FLOOR PLANS



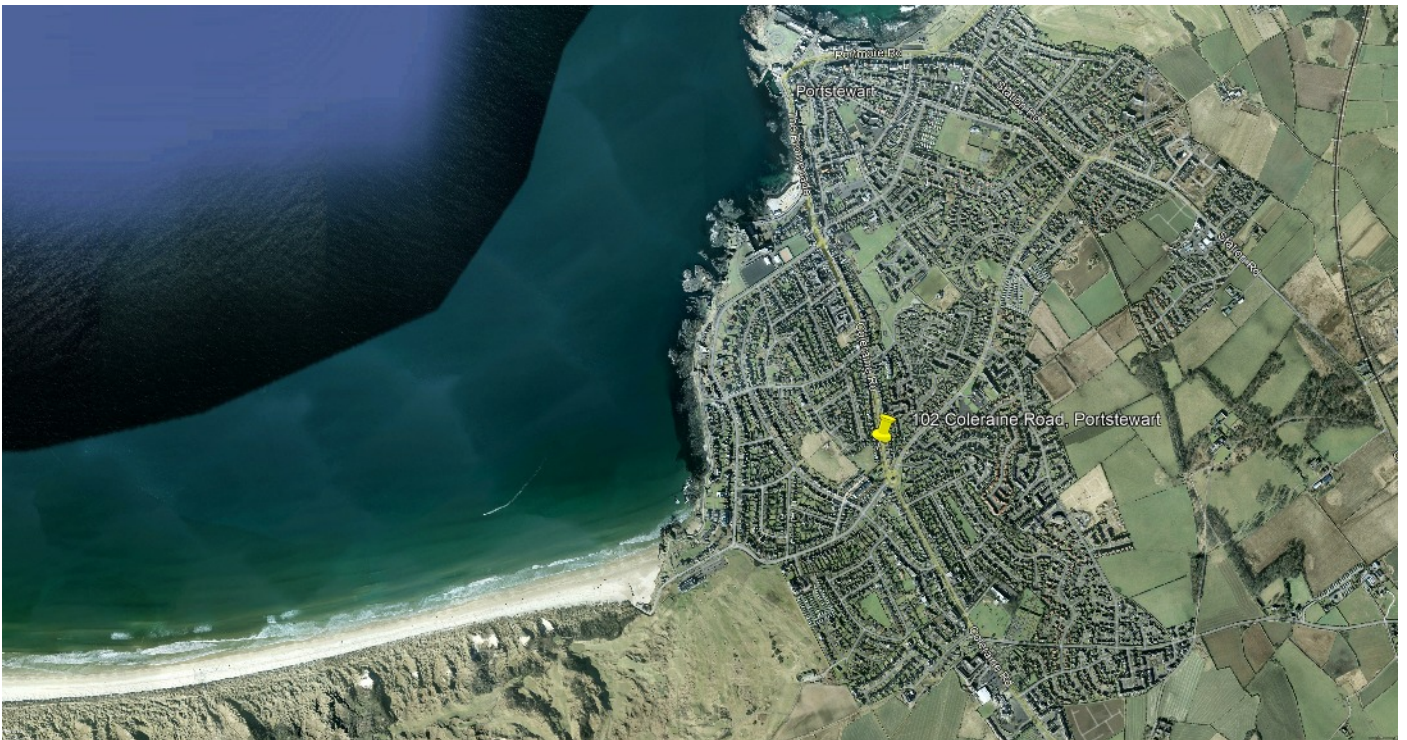
For illustrative purposes only. Not to scale.

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.

102 Coleraine Road, Portstewart, BT55 7JR



Property Location:

On approaching Portstewart along the Coleraine Road, just after the Burnside Roundabout, Number 102 is situated on the left hand side.

102 Coleraine Road, Portstewart, BT55 7JR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		
	58	67
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
COL0311 090625/AM

OUR OFFICE LOCATION




24 New Row
Coleraine
BT52 1AF

Think

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