



Other Features

- Oil Fired Heating
- Hardwood and uPVC Double Glazed Windows
- White Panel Internal Doors
- Burglar Alarm System
- Prime Residential Area
- Choice Elevated Corner Site

For Further Details and Permission to View Contact the Selling Agents

Sol: M/s Croasdaile Solicitors, 23 New Row, Coleraine, BT52 1AD

Ref: CR4962.MP.090124



Coleraine

5 Osborne Park, BT51 3LU

Set on a choice elevated corner in one of Coleraine's most sought after residential areas, this delightful detached bungalow enjoys a most convenient location on the outskirts of Coleraine Town Centre and is within minutes drive of the main commuter links as well as a short walk from both Primary and Grammar Schools and the nearby countryside. This charming family home offers versatile, well proportioned four bedroom, two plus reception living accommodation and although in need of some modernization is sure to impress. We anticipate a strong market interest for this super property so an early appointment to view is highly recommended

Offers Around: £325,000

Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		

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Location: Leave Coleraine town centre via Waterside and then the Castlerock Road. Proceed along same and take the 1st exit (left) at the second mini roundabout onto Kings Road. At the end of Kings Road turn right onto Carhall Road and at the top of same take the 1st exit (left on to the Greenhall Highway. Osbourne Park is the 2nd exit on the left.

Accommodation Comprising:

Entrance Porch
with recessed lights and tiled floor. Glass panel door and screen to:

Reception Hall
with coving, centrepiece and points for wall lights

Double Cloaks Cupboard



Lounge 19'6 x 12'6
with feature mahogany surround fireplace, marble and granite tiled insets and hearth, corner window, centerpiece. coving and dimmer switch



Integral Double Garage 18'3 x 17'2
with up and over door, strip lights and power

Generous mature gardens laid in lawn to front and side with feature Alpine style shrub beds

Private wall and fence enclosed paved garden area to rear

Pavior brick driveway

Outside Lights and Tap



Bedroom (3.) 10'8 x 9'9
with built-in wardrobes (mirrored doors)



Dining/Family Room 11'9 x 11'8
with centrepiece, coving and dimmer switch



Open Plan L-Shaped Kitchen and Snug Area

Kitchen 20'5 x 9'8
with bowl and half stainless steel sink unit, range of eye and low level units, display cabinets, breakfast bar divider with pelmet over, integrated hob, deep fat fryer, single oven, extractor, integrated fridge, plumbed for dishwasher, tiled between worktops and eye level units, recessed lights



Bedroom (2.) 11'9 x 9'9





Master Bedroom (1.) 12'10 x 10'8
with built-in wardrobes (mirrored doors)

Ensuite comprising WC, wash hand basin, tiled walk-in shower cubicle, RedRing Expressions 500 shower fitting, tiled walls and floor, recessed lights and extractor fan



Snug 12'4 x 11'9
with eyeball lighting and patio doors to rear Garden

Utility Room 13'10 x 6'5
with stainless steel sink unit, low level units, plumbed for automatic washing machine, part tiled around the worktops, recessed lights

Separate WC
with wash hand basin, recessed lights and tiled splashback



Bedroom (4.)/Music Room 10'8 x 9'9

Inner Hall
with coving, points for wall lights,
recessed lights



Bathroom & WC combined 9'8 x 7'8
with coloured suite, vanity unit, bidet,
walk-in shower cubicle, RedRing Plus 8x
shower fitting, half tiled walls, recessed lights,
extractor fan

Hot Press
with Immersion Heater

