

For Sale

9 Coleraine Road, Portrush, BT56 8EA

Offers Over **£275,000**



Property Overview

- Detached House
- 4 Bedrooms, 2 Reception Rooms
- Oil fired central heating
- uPVC double glazed windows (except stained glass window)
- Located on the main approach road into the town of Portrush
- Convenient to all local attractions and amenities including West Strand beach
- uPVC fascia, soffits and guttering
- Rates: The assessment for the year 2019/2020 is £1557.05
- EPC Rating - F28

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ENTRANCE PORCH:

With uPVC front door, original tiled floor, part glazed door into:

ENTRANCE HALL:

With hardwood flooring, cornice, telephone point.

CLOAKROOM:

With w.c. and wash hand basin, under stairs storage.



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LOUNGE:

5.16m x 4.09m (16' 11" x 13' 5") plus bay window with open fireplace and Mahogany over mantle, tiled inset and hearth, cornice, glazed door into:

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REAR SUN PORCH:

3.58m x 1.57m (11' 9" x 5' 2") with uPVC door to rear, tiled floor, low voltage downlights.

DINING ROOM:

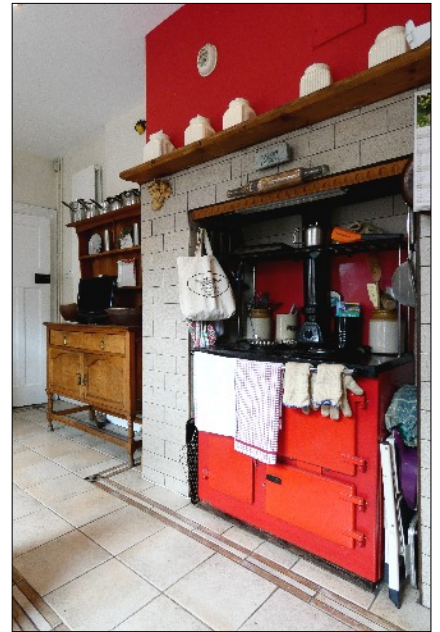
4.14m x 4.09m (13' 7" x 13' 5") plus bay window with hardwood flooring, cornice.



KITCHEN / DINING AREA:

5.46m x 3.23m (17' 11" x 10' 7") with eye and low level units, Belling 5 ring gas hob with integrated electric under oven, extractor canopy, single bowl stainless steel with waste disposal system, tiled between units, tiled floor, space for dishwasher, space for fridge / freezer, space for range cooker, low voltage downlights, uPVC door to rear.

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FIRST FLOOR

LANDING:

With access to roof space, hot press and linen cupboard.

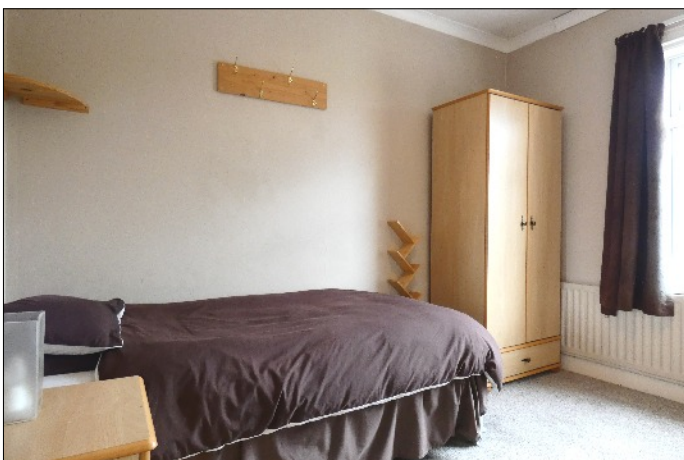
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BEDROOM 1:
5.18m x 4.09m (17' 0" x 13' 5") with cornice.



BEDROOM 2:
4.17m x 3.91m (13' 8" x 12' 10") plus bay window with cornice.



BEDROOM 3:
3.35m x 2.49m (11' 0" x 8' 2")



BEDROOM 4:
3.3m x 2.49m (10' 10" x 8' 2") with cornice.

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BATHROOM AND W.C. COMBINED:

Comprising panelled bath with telephone hand shower attachment over bath, tiled walk in shower cubicle with Aquastream electric power shower fitting, fully tiled walls, w.c. and wash hand basin, low voltage downlights, uPVC sheeted ceiling.

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EXTERIOR FEATURES

Extensive garden to front laid in lawn finished with plants, trees and hedging. Tarmac driveway leading onto a coloured stone area to rear. Garden to rear laid in lawn fully enclosed with an array of trees and plants, raised flowerbed laid with coloured stones, outside water tap, PVC oil tank.

DETACHED GARAGE:

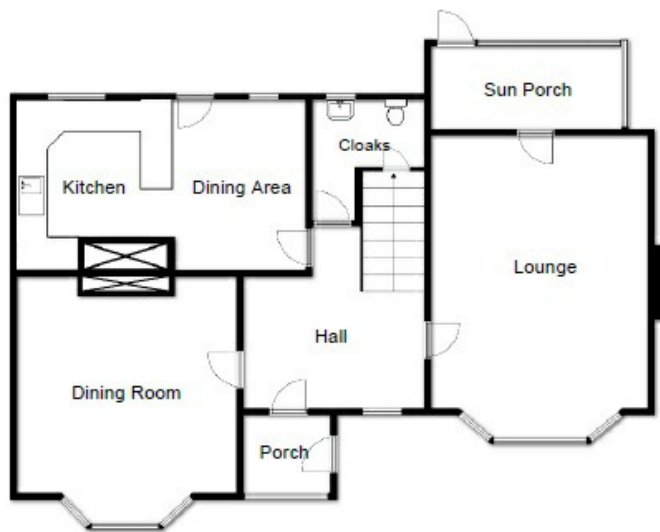
5.99m x 3.18m (19' 8" x 10' 5") with colour coded roller door, lights and power points, pedestrian door access.

STORAGE SHED:

2.39m x 1.88m (7' 10" x 6' 2") with oil fired burner, light and power point, water supply, plumbed for automatic washing machine.

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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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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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.
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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 approaching Portrush along the Coleraine Road, Number 9 is situated on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
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

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1288 160819/RT

OUR OFFICE LOCATION



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