



3 SHELL HILL CRESCENT, COLERAINE BT52 2LF



- 4 DOUBLE BEDROOMS
- FANTASTIC CONDITION
- EXCELLENT LOCATION
- FAMILY HOME
- C. 1646 SQFT
- CLOSE TO COAST

OFFERS OVER £132,500

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	73	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



This spacious four bed townhouse extends to c.1,646 Sq. Ft. and is presented in showhouse condition throughout.

The property is well located within close proximity to Coleraine Town Centre and is only a short drive to the Causeway Coast.

Would suit a wide range of purchasers including investors, up scalers, first time buyers or someone looking for a holiday home.

FEATURES

4 Bedrooms (1 with en-suite), living room, kitchen, sun room, utility room, bathroom, shower room, & downstairs toilet

Three storey townhouse extending to c 1,646 sq ft.

Gas fired central heating system and double glazed windows in uPVC frames.

Would make an excellent holiday home with its internal space and its close proximity to the Causeway Coast.

Excellent opportunity for First Time buyers & Investors – could possibly achieve a rental income of £625 PCM.

Fully enclosed rear garden.

Popular residential area as property is within close proximity to Coleraine Town Centre, University of Ulster and on bus & train routes to Portrush & Portstewart.

(028) 703 44433

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ACCOMMODATION

Hallway

Tiled floor and telephone point.

Downstairs WC

Tiled floor, low flush WC and pedestal wash hand basin.

Living Room 4.8m x 3.5m (15' 7" x 11' 5")

Gas fire with marble surround. Television and telephone point.

Kitchen/Dining 4.8m x 4.2m (15' 7" x 13' 7")

Floor to ceiling windows, tiled floor and patio doors. High and low level storage units. Integrated fridge freezer, dishwasher and oven with extractor fan.

Utility Room

High and low level storage units, space for tumble dryer and plumbed for washing machine. Single drainer stainless steel sink unit and gas boiler.



FIRST FLOOR

Carpeted landing.

Bathroom

Tiled floor, partly tiled walls and recessed lighting. Low flush WC, pedestal wash hand basin, panel bath and shower cubicle with electric shower.

Bedroom 1 4.7m x 3.5m (15' 4" x 11' 4")

Carpeted double room to the front.

Ensuite –Tiled floor, low flush WC, pedestal wash hand basin and shower cubicle with mains shower.

Bedroom 2 3.8m x 3.2m (12' 4" x 10' 5")

Carpeted double room to rear.



SECOND FLOOR

Carpeted landing with walk in storage cupboard.

Bedroom 3 3.8m x 3m (12' 4" x 9' 8")

Carpeted double room to the rear.

Bedroom 4 3.8m x 3.2m (12' 4" x 10' 5")

Carpeted double room to the front.

SHOWEROOM 3.1m x 1.9m (10' 1" x 6' 2")

Tiled floor and part tiled walls. Low flush WC, pedestal wash hand basin and shower cubicle with mains shower.



Regulated by RICS



EXTERNAL FEATURES

- Fully enclosed rear garden
- Lawned to rear
- Car parking to front

ADDITIONAL INFORMATION

TENURE:	TBC
ANNUAL RATES:	£ 1065.35
SERVICE CHARGE	£280 PA



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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