



34 KNOCKANDUFF ROAD, COLERAINE, BT51 4DB



- DETACHED 2,345 SQ FT
- SET ON 08. ACRES
- DETACHED GARAGE
- 4 BEDROOMS
- 3 RECEPTION ROOM
- PRIVATE GATED SITE

OFFERS AROUND £285,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	60	70
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



This attractive detached family home which extends to 220 sq m plus external building occupies a beautiful secluded site. While enjoying a rural setting the location allows relative ease of access to both Coleraine & Ballymoney.

- 4 spacious bedrooms—1 with en-suite and built in robes.
- 3 reception rooms
- Modern fitted kitchen with some built in appliances
- Spacious bathroom
- Oil fired central heating
- PVC double glazed windows and solar panels.
- Detached garage plus spacious double car port
- Beautiful site with mature gardens and trees to front side and rear

(028) 7034 4433

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GROUND FLOOR

ENTRANCE HALL

uPVC front door. Telephone Point & Tiled floor.

LOUNGE - 4.2m x 3.7m

Carpeted room with telephone point.

LIVING ROOM - 4m x 3.6m

Carpeted room with TV point.

OPEN PLAN—KITCHEN / DINING AREA / LIVING AREA 14.2m x 3.6m

High and low level solid wood storage units, single drainer 1/2 stainless steel sink unit, island with storage and gas hob, stainless steel extractor fan over, integrated oven, space for tumble dryer and fridge, tiled floor.

DINING AREA - Raise wood strip floor with lighting over.

LIVING AREA - Raise brick fireplace and hearth with dog grate fire. Patio doors to...



SUNROOM -3.7m x 4.3m

Stunning views over countryside. Laminate wood floor. Triple gas filled glazing windows. Access to rear.

UTILITY ROOM

High and low level units, single drainer stainless steel sink unit, plumbed for washing machine and space for tumble dryer and fridge freezer. Large storage cupboard with oil fired boiler and water tank.

WC

Comprising low flush WC and wash hand basin. Part tiled walls and tiled floor.



FIRST FLOOR:

Landing

Large Hotpress with storage, spotlights and access to roof space.

MASTER BEDROOM - 5.6m x 3.9m

Double carpeted room with TV point and slide robes to rear.

BEDROOM 2 -4.2m x 2.5m

Double carpeted room to front.

BEDROOM 3 -4m x 3.6m

Double carpeted room to front.

BEDROOM 4 -3.6m x 2.9m

Double carpeted room to rear.

BATHROOM

Comprising, panel bath, low flush wc, wash hand basin, tiled shower cubicle with electric shower. fitting. Extractor fan and part tiled walls.





Regulated by RICS



EXTERNAL FEATURES

- DETACHED GARAGE—4.2m X 6m, with roller shutter door, power & light. Storage cupboards and pedestrian door.
- Car port with storage/ shed to side of garage.
- Gated entrance with tarmac driveway.
- Private site with stunning Countryside views to rear.
- Greenhouse & Shed.
- Outside lighting and tap.
- Large patio to rear with lawn.

DIRECTIONS

Travelling out Castleroe Road take a left on to Curragh Road towards Aghadowey—Knockanduff Road is approx. 3.2 miles out on the right hand side.

TENURE: Freehold

ANNUAL RATES: £1,862



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

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