

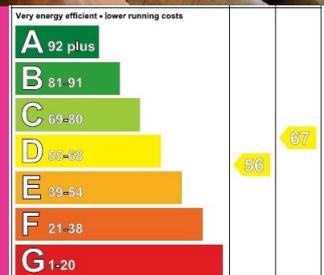


46 KNOCKANTERN GROVE, COLERAINE, BT52 1NU



- DETACHED BUNGALOW
- OIL HEATING
- DETACHED GARAGE
- 3 BEDROOMS
- 1 RECEPTION ROOM
- 2 BATHROOMS

OFFERS AROUND £199,950



(028) 7034 4433

WWW.PHILIPTWEEDIE.COM



We are delighted to offer for sale this extremely attractive detached bungalow which is well located in one of Mountsandels most popular residential developments. The location is prime given its proximity to shops, churches, the beautiful Mountsandel Forest, River Bann and also to the A26 the main arterial route to Belfast and Londonderry. The home offers bright, well-proportioned accommodation that should appeal to a range of purchasers included those moving up the property ladder or indeed those looking to down size to avail of all living facilities at ground level. We would anticipate that demand, particularly where supply of bungalows is low, to be strong for this dwelling and accordingly recommend early inspection.

- Detached Bungalow
- Three Bedrooms
- Paviour brick driveway with ample parking and Detached Garage
- Oil Fired Central Heating
- Popular Residential Area
- Close Proximity to Main Commuter Link Roads
- Spacious well fitted kitchen and dining area, plus utility room

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ACCOMODATION

ENTRANCE HALL

Solid wood door, laminate wood floor, telephone point. Hotpress and storage

LOUNGE (5.1m x 3.5m)

Into Bay Window

Open fire with tiled hearth and wooden surround, TV point and laminate wood floor.

KITCHEN / DINING (5.5m x 3.5m)

High and low level storage units with solid wood doors, integrated hob, oven and extractor fan, single drainer stainless steel sink unit with mixer taps, part tiled walls and tiled floor. Television point.

Patio doors to rear garden.

UTILITY ROOM

Low level cupboards with tiled splashback to include stainless steel sink unit. Plumbed for washing machine. Space for tumble dryer and fridge freezer. Alarm panel.

Access to side of property.

BEDROOM 1: (3.4M X 3.2M)

Double room to rear with laminate wood floor. Television point.

EN-SUITE:

Tiled walk in shower cubicle with electric shower, low flush wc, pedestal wash hand basin and tiled floor.

BEDROOM 2 (3.9M X 3.3M)

Double room to front with laminate wood floor

BEDROOM 3 (3M X 3M)

To front of property and with laminate wood floor

BATHROOM

Comprising fully tiled walk in shower cubicle with electric shower, panel bath, low flush wc, pedestal wash hand basin, part tiled walls and tiled floor.





Regulated by RICS



EXTERNAL FEATURES

- **DETACHED GARAGE (5.8m X 3m)**

With roller shutter door, power and light. pedestrian door.

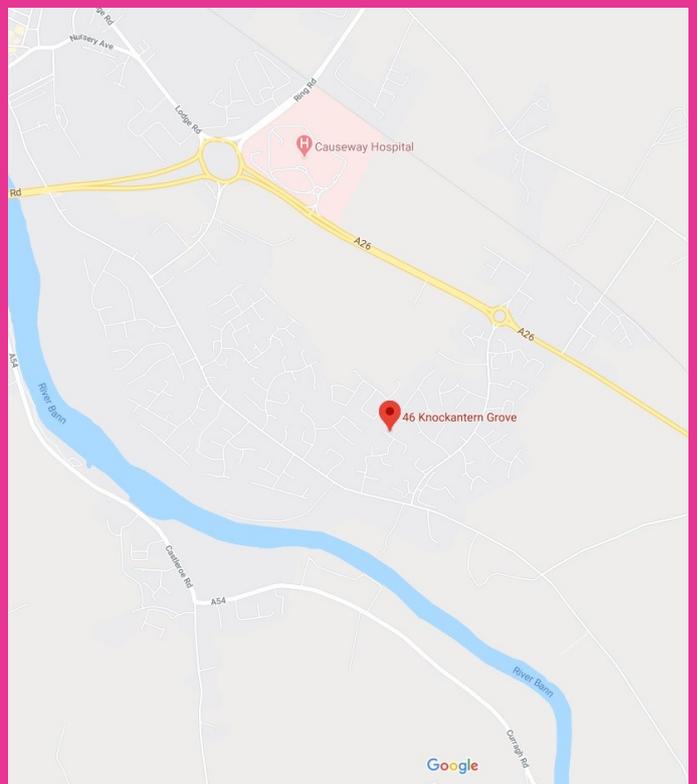
- Rear garden with patio area and lawns.
- Paviour brick driveway

ADDITIONAL INFORMATION

TENURE: **FREEHOLD**

ANNUAL RATES: **£1,185**

ANNUAL MANAGEMENT FEE: **TBC**



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

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