



80B MOUNTSANDEL ROAD, COLERAINE BT52 1TA



- LARGE TOWNHOUSE
- FOUR BEDROOMS
- TWO ENSUITES
- ENCLOSED REAR GARDEN
- IMMACULATE CONDITION
- 1,615 SQFT

OFFERS AROUND £169,950





Situated in a private development of only three properties, 80b Mountsandel Road offers fantastic family accommodation and quality throughout. Four good sized bedrooms (two with ensuites) a large lounge and good sized kitchen / dining / living area are all found within. There is a private and fully enclosed garden to the rear.

This property is in a superb location with shops, schools, nurseries, bus stops and the forest all within easy walking distance.

FEATURES

- 4 Bedrooms (two ensuite), lounge, kitchen / dining / living, utility room, downstairs WC, first floor bathroom
- Property extends to approximately 1,615sqft.
- Master suite located on the second floor with large ensuite
- Beside neighbourhood shops etc.
- Oil fired central heating system.
- Fully enclosed private rear garden
- Well presented internally and externally.
- Close to local schools, doctors surgery, forest, Causeway Hospital and the town centre etc.

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM

ACCOMMODATION

HALLWAY

Solid wood door, tiled floor and telephone point.

DOWNSTAIRS WC

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

LOUNGE (5.3m x 4m)

Solid wood floor, open fire with tiled hearth and wooden surround. Television point.

KITCHEN/DINING/LIVING (6.2m x 5.1m)

Tiled floor, high and low level storage units and double stainless steel sink unit. Integrated oven, hob and extractor fan, integrated dish washer and integrated fridge freezer. Television point and sliding doors to private rear garden with decking area.

UTILITY ROOM (2.9m x 1.9m)

Tiled floor, high and low level storage units, space for tumble dryer and plumbed for washing machine.

FIRST FLOOR

Carpeted landing, hotpress and storage cupboard.

BEDROOM 1 (4m x 3.6m)

Carpeted double room with television point.

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

BEDROOM 2 (4m x 2.3m)

Carpeted single room with patio doors and balconette.

BEDROOM 3 (4.1m x 2.8m)

Carpeted double room with floor to ceiling window.

BATHROOM

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

SECOND FLOOR

With carpeted landing and velux window.

BEDROOM 4 (5.2m x 2.9m)

Double room with laminate wood floor and television point. Two velux windows, eaves and attic storage.

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





Regulated by RICS



EXTERNAL FEATURES

- Car parking for two cars to front
- Private development of only 3 houses
- Fully enclosed rear garden
- Patio and decking to rear.

ADDITIONAL INFORMATION

TENURE: TBC
ANNUAL RATES: £1016 per annum



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

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.