



11 CARTHALL ROAD, COLERAINE BT51 3LW



- DETACHED PROPERTY
- PRIVATE GARDENS
- FOUR BEDROOMS
- CLOSE TO SCHOOLS
- DETACHED GARAGE
- CLOSE TO CASTLEROCK

OFFERS AROUND £160,000





11 Carthall Road is the perfect property for any young family. It is walking distance to the North Coasts most popular schools and the town centre itself. The beach and Golf Club of Castlerock are only a short drive away.

Four good sized bedrooms (1 downstairs) are found within and a good sized and private rear garden is to the rear.

FEATURES

- 4 Bedrooms, living room, kitchen / dining room, utility room, downstairs WC, upstairs bathroom
- Detached garage and mature garden to the rear
- Excellent living accommodation
- Well maintained by the current occupants
- Walking distance to Coleraine Town Centre.
- Castlerock Beach and Golf Club are only a short drive away.
- Close proximity to Coleraine Grammar School, Loreto College, Coleraine College and DH Christie Memorial Primary School
- Double glazed windows in wood frames
- Oil fired central heating system

(028) 7034 4433

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ACCOMMODATION

PORCH

Glass panel door and tiled floor

HALLWAY

Beautiful parquet floor and storage cupboard

LIVING ROOM (4.7m x 3.4m)

Gas fire with wood surround and tiled hearth.
Laminate wood floor and television point

KITCHEN / DINING (4.6m x 4.5m) - measurements at widest points

High and low level storage units with integrated oven, hob and extractor fan. Plumbed for a washing machine, stainless steel sink and drainer unit. Access to garden and utility area

UTILITY (2.7m x 1.7m)

Tiled floor, high level storage units, space for a tumble drier

BEDROOM 4 (4m x 2.7m)

Double room with bay window and laminate wood floor.

DOWSTAIRS WC

Fully tiled walls, wash hand basin and vanity unit, low flush WC, storage cupboard.

FIRST FLOOR

Carpeted landing, large window on stairway, hotpress and storage cupboard

BEDROOM 1 (4.5m x 3.4)

Double room with laminate wood floor

BEDROOM 2 (3.7m x 3.5m)

Double room with laminate wood floor

BEDROOM 3 (2.9m x 2.9m)

Double room with laminate wood floor and built in storage cupboard

BATHROOM

Fully tiled walls, low flush WC, pedestal wash hand basin, panel bath with electric shower over.





Regulated by RICS



EXTERNAL FEATURES

GARAGE (5m x 3.8m)

Roller door, electricity supply and lighting.

- **STORE**
- Mature and private gardens to rear
- Lawns to front and rear

ADDITIONAL INFORMATION

ANNUAL RATES: £1015.92

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

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