



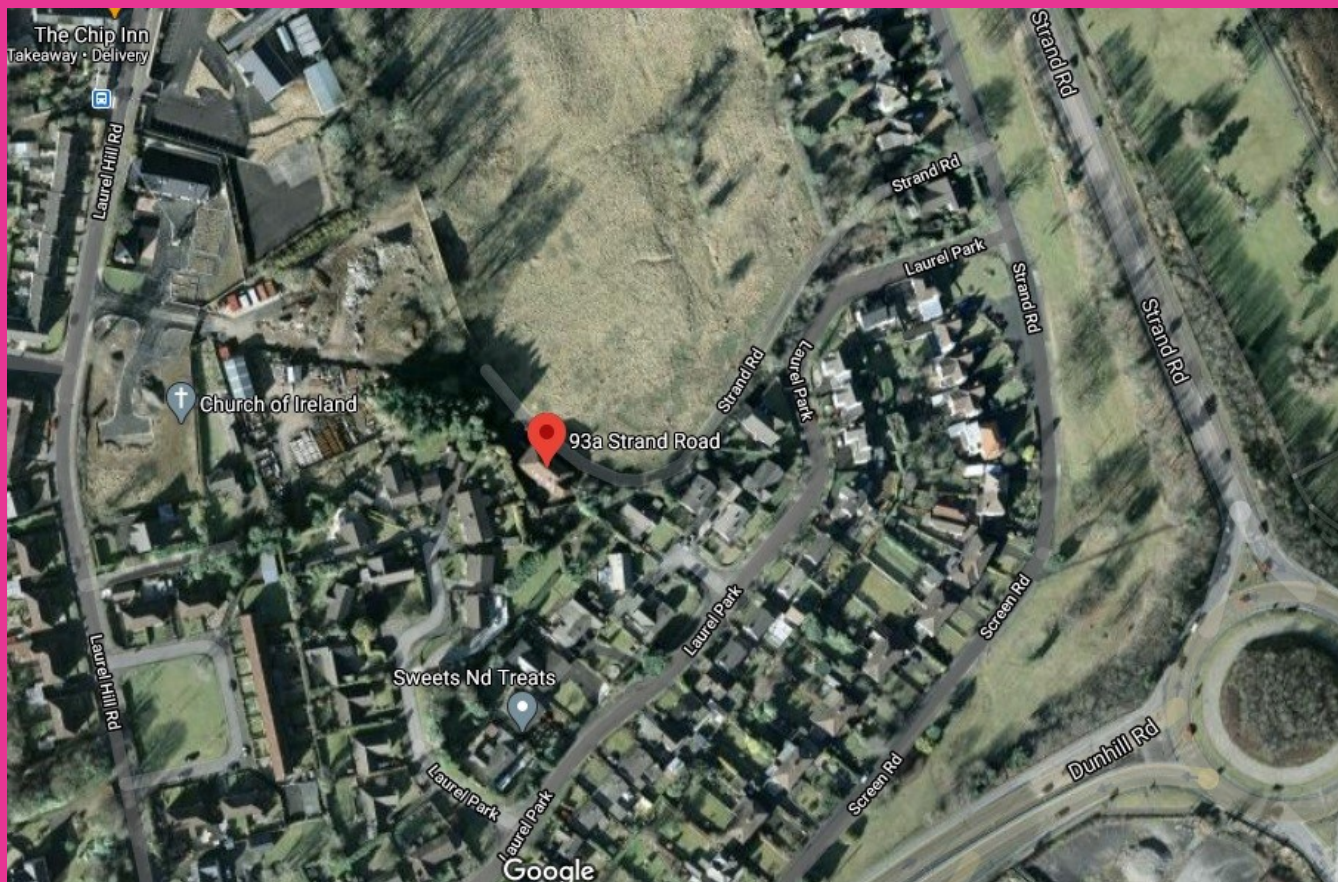
93a STRAND ROAD, COLERAINE, BT51 3AD



- EXCELLENT VIEWS
- APPROXIMATELY 3,000 SQFT
- DETACHED DOUBLE GARAGE
- 4 BEDROOMS
- 4 RECEPTION ROOMS
- 3 BATHROOMS

OFFERS AROUND £250,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		64
E 39-54	46	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



We are pleased to be offering an extremely unique opportunity- 93a Strand Road has the size and privacy of a countryside residence but it is firmly located within the town of Coleraine. Riverside Retail Park, a number of schools and the town centre itself, are within easy walking distance of this large dwelling.

Four large bedrooms and four receptions (one or two of which could be converted to bedrooms), a detached garage and good sized site are all on offer here.

FEATURES

- Property extends to approximately 3000sqft
- Detached double garage
- Quality and space are in abundance within the property itself
- Great views over Coleraine
- Excellent privacy on offer
- Large sweeping driveway leads to the main house
- Private rear garden in lawn
- Walking distance to town centre, Riverside Retail Park and various schools
- Double glazed windows in hardwood frames
- Oil fired central heating

(028) 7034 4433

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GROUND FLOOR

ENTRANCE PORCH

Glass panel wooden front door and glass panel internal door to entrance hall.

ENTRANCE HALL

Large cloaks cupboard and storage cupboard.

DOWNSTAIRS WC

Comprising low flush wc and pedestal wash hand basin.

LOUNGE - 4.8m X 4.7m

Views over town.

LIVING ROOM- 6.5m X 4.7m

Carpeted room, open fire with marble surround and hearth.

KITCHEN - 4.8m x 4.0m

High and low level storage units, single drainer stainless steel sink unit, integrated double oven, integrated microwave, ceramic hob with extractor fan over, space for dishwasher, single drainer stainless steel sink unit with mixer taps. Part tiled walls and tiled floor. Access to...

UTILITY ROOM

High and low level storage units, single drainer stainless steel sink unit, space for washing machine and tumble dryer. Part tiled walls and tiled floor. Access to..

REAR HALL & STORAGE ROOM

With oil fired boiler and tiled floor.

FAMILY ROOM - 4.4m X 3.8m

Red brick feature fireplace with Stanley multi fuel stove, TV point. Access to..

CONSERVATORY -3.5m x 3.4m

With sliding doors to rear. Wood strip ceiling with spot lights and tiled floor.

FIRST FLOOR:

Carpeted hall and landing with Velux window.

Hotpress with storage and shelved storage cupboard.

BEDROOM 1 - 6.4m x 3.8m at widest points

Carpeted double room with mirrored slide robes and built in drawers.

EN-SUITE, comprising Aquastream mains shower in cubicle, low flush wc, bedet, pedestal wash hand basin. Part tiled walls and tiled floor.

DRESS ROOM / BEDROOM 4

Mirror slide robes and built in drawers.

BEDROOM 2 -5.4m x 2.5m

Carpeted double room to front. Wash hand basin with storage below.

BEDROOM 3 - 4.3m X 3.3m

Carpeted double room to rear with TV point and built in drawers.

BATHROOM

Comprising, Jacuzzi bath with mixer taps and shower attachment, low flush wc, bidet, wash hand basin, tiled shower cubicle with mains shower. Part tiled walls and tiled floor.





Regulated by RICS



EXTERNAL FEATURES

- Double garage (6.5m x 6m)
- Private lawned area to rear
- Tarmac laneway to large parking area
- Excellent view from the front

ANNUAL RATES: TBC



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

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