



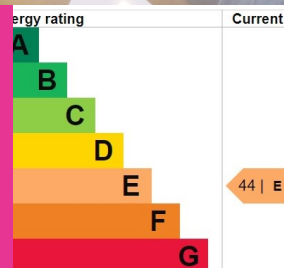
223 MOUNTSANDEL ROAD, COLERAINE BT52 1TB



- DETACHED BUNGALOW
- REFURBISHED
- LARGE AND PRIVATE SITE

- FOUR DOUBLE BEDROOMS
- NEW CONDENSING BOILER
- APPROX 2,033SQFT

OFFERS OVER £275,000





Detached bungalow with a fantastic site located along the Mountsandel Road. Whilst this property is convenient to the town, its private site provide peace and tranquillity usually only found with countryside living.

Internally this home has had quite a bit of renovating and refurbishment over the past few years and finds itself with only minor works to complete it.

Internal, early inspection is an absolute must to fully appreciate all that 223 Mountsandel Road has on offer.

FEATURES

- Property extends to c.2033 sqft
- 4 Bedrooms, Lounge, Kitchen / dining / living room, utility room, two shower rooms.
- Oak flooring throughout the vast majority of the house
- Two high quality multifuel stoves
- New fitted kitchen with granite worktops
- New condensing boiler installed
- Integrated garage
- Large site with mature trees and hedges offering excellent privacy.

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM

ACCOMMODATION

HALLWAY

Solid Oak floor and recessed lighting. Walk in shelved hotpress and separate storage cupboard.

LOUNGE (6.4m x 4.2m)

Solid oak floor, multi fuel stove, television point and recessed lighting.

KITCHEN / DINING/ LIVING ROOM (10.1m x 4.5m)

New fitted kitchen in a high gloss finish with granite worktops. Integrated oven, gas hob, extractor fan and fridge freezer.

Large windows overlooking the south facing rear garden. Solid oak floor throughout, multi fuel stove in the living area with sliding doors to covered patio area.

UTILITY ROOM (3m x 1.9m)

Low level storage units, plumbed for washing machine, stainless steel sink and drainer unit. Access to rear garden

SHOWER ROOM / WET ROOM 1

Tiled floor and fully tiled walls. Low flush WC, cantilevered wash hand basin, heated towel rail, walking in shower enclosure with mains shower.

BEDROOM 1 (4.2m x 3.3)

Double room to front with solid oak floor and built-in storage.

BEDROOM 2(4.5m x 4m)

Double room to rear with solid oak floor and built-in storage.

BEDROOM 3(4m x 3.3m)

Double room to front with solid oak floor and built-in storage.

BEDROOM 4(3.3m x 3.3m)

Double room to rear with solid oak floor and built-in storage.

SHOWER ROOM / WET ROOM 2

Tiled floor and fully tiled walls. Low flush WC, cantilevered wash hand basin, heated towel rail, walking in shower enclosure with mains shower.





Regulated by RICS

EXTERNAL FEATURES

INTEGRATED GARAGE (7m x 5.3)

Large garage with up and over door. New condensing boiler. Lighting and electricity supply.

- Stunning gardens throughout
- Mature trees, bushes and hedges create a private boundary on all sides
- Lawns throughout
- Covered patio to rear
- Large driveway to front and side

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: TBC



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.