



9 KENTON DRIVE, COLERAINE, BT52 1NN



- MOUNTSANDEL AREA
- NEW KITCHEN
- 3 BEDROOMS

- BUNGALOW
- WHEELCHAIR ACCESS
- EXCELLENT INVESTMENT

OFFERS OVER £130,000

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	65
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



Three bedroom bungalow located just off the Mountsandel Road. A new kitchen was fitted in 2020 and a timber ramp making it wheelchair accessible as also added.

This home boasts private, good sized gardens.

With bungalows being in such short supply, early viewing is an absolute must to avoid the disappointment on missing out.



FEATURES

- Semi-detached bungalow extending to approximately 1044 sqft.
- Three bedrooms, living room, kitchen / dining room, bathroom.
- The property has had a new kitchen fitted in 2020
- Wheelchair accessible
- Would suit a wide range of purchasers including first time buyers, retired couples or even investors.
- Lots of car parking space
- Excellent area of Coleraine, close to primary schools, shops & health centre.
- Good sized front and rear gardens
- Oil fired central heating system.
- Double glazed windows in uPVC frames

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ACCOMMODATION

Front door accessed via a timber ramp

HALLWAY

uPVC front door, telephone point and laminate wood floor. Storage cupboard, hot press with storage. Access to attic.

LIVING ROOM (4.8m x 4m)

Overlooking front garden and cul de sac.

Open fire with tiled hearth and stone surround. Television point.

KITCHEN / DINING (4.5m x 3.8m)

Fitted in 2020. Part tiled walls, high and low level storage units, with shaker style doors. Stainless steel sink and drainer unit, integrated dishwasher and integrated extractor fan.

Space for fridge freezer, space for oven and plumbed for washing machine.

Access to rear garden.

BEDROOM (1)

3.5m x 2.7m

Double room to front, laminate wood floor and built in storage.

BEDROOM (2)

3.2m x 2.6m

Double room to side, laminate wood floor and built in storage.

BEDROOM (3)

3.5m x 3.2m

Carpeted double room to rear with built in storage.

BATHROOM

Comprising low flush WC and pedestal wash hand basin. Panel bath with electric shower over and part tiled walls.





Regulated by RICS



EXTERNAL FEATURES

- Fully enclosed and private rear garden
- Carparking to front and side for 3+ cars
- Front and rear gardens in lawn.

DIRECTIONS

Kenton Drive is location just off the main Mounsandel Road via Inglewood Avenue.



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

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