

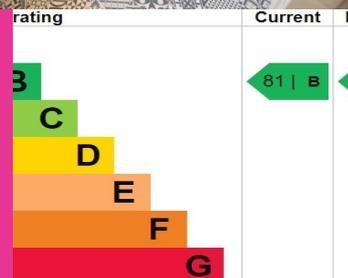


3 STRAND PLACE, STRAND ROAD, COLERAINE



- DETACHED
- GAS HEATING
- SMALL CUL DE SAC
- 4 BEDROOMS
- 2 RECEPTION ROOM
- 2 BATHROOM

OFFERS AROUND £210,000



(028) 7034 4433

WWW.PHILIPTWEEDIE.COM



Absolutely stunning four bedroom detached family home located just off the very popular Strand Road, Coleraine.

Strand Place was established in 2016 and this property has been maintained to an excellent standard by the current vendors from new.

This beautiful home is sure to appeal to most, offering excellent living accommodation with a large kitchen / dining/ living area and a separate lounge. A large garden is found to the rear with ample parking to the side.

FEATURES

- 4 Bedrooms (1 with en-suite), kitchen/dining, sunroom, utility room, and bathroom.
- Gas fired central heating system
- Double-glazed sash windows in PVC frames.
- Alarm system
- Property only 5 years old so therefore still has 5 year NHSC guarantee.
- Tarmac driveway with parking.
- Fitted kitchen with integrated appliances.
- Stunning condition throughout.
- Excellent location, being within walking distance to the town centre and a short distance to local schools and amenities.

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ACCOMMODATION

ENTRANCE HALL

Composite front door.
Tiled floor, alarm panel, and under stair storage.

WC:

Comprising, low flush wc, wash hand basin with storage under, extractor fan, part tiled walls and tiled floor.

LOUNGE (4.9m x 3.85m)

Laminate wood floor, wood burning stove with slate hearth, telephone and TV points.



KITCHEN / DINING (4.75m x 4.05m)

High and low level storage units, integrated appliances include, fridge freezer, dishwasher, electric oven with gas hob and extractor canopy over. Belfast sink, spotlights, Part tiled walls and tiled floor.

SUNROOM (3.0m x 2.10m)

Tv point and patio doors to rear garden.



UTILITY ROOM

Built in storage units, single drainer stainless steel sink unit, space for washing machine and tumble dryer, extractor fan, part tiled walls and tiled floor. Access to rear garden.



LANDING

Hotpress with storage.
Access to partly floored roof space.

BEDROOM 1 (3.45m x 3.15m)

Double room to front with laminate wood floor and TV point.

EN-SUITE, comprising Tiled shower cubicle with mains shower, wash hand basin in vanity unit, low flush wc, extractor fan, part tiled walls and tiled floor.

BEDROOM 2 (3.42m x 3.05m)

Double room to rear with laminate wood floor and TV point.

BEDROOM 3 (3.17m x 2.54m)

Double room to rear with laminate wood floor and TV point.

BEDROOM 4 (3.17 x 2.5m)

Single room to front with laminate wood floor and TV point.

BATHROOM

Free standing bath with shower attachment and mixer taps, tiled shower cubicle with mains shower, low flush wc, wash hand basin in vanity unit, extractor fan, part tiled walls and tiled floor.





Regulated by RICS



EXTERNAL FEATURES

- Fully enclosed garden to rear laid in lawn with paved patio area.
- Tarmac Driveway
- Outside lights.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

ANNUAL RATES: £1,284 PER ANNUM

SERVICE CHARGE: £93 PER ANNUM



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