

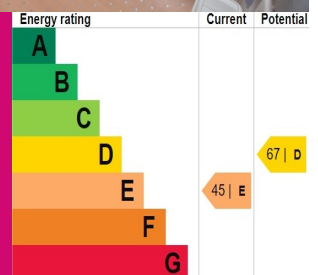


## 42 WILLOWFIELD DRIVE, COLERAINE, BT52 2NX



- SEMI DETACHED BUNGALOW
- IMMACULATE CONDITION
- LARGE DRIVE WITH PARKING
- 3 BEDROOMS
- 1 RECEPTION ROOM
- CLOSE TO COAST

**OFFERS OVER £135,000**







***Semi detached three bedroom bungalow that is very well presented and has gardens to front , side and rear. With its close proximity to the town centre and being within only a few minutes' drive of Portstewart and Portrush, this home will attract many purchasers.***

***This property can be sold with a sitting tenant or with vacant possession in October 2021.***

### **FEATURES**

- Three bedrooms, living room, kitchen / dining room, utility room, bathroom
- Extremely well maintained and looked after.
- Beautifully gardens to front , rear and side aid in lawn.
- Walking distance to neighbourhood shops and a primary school.
- Just a short drive from Portstewart, Portrush and the wider Causeway Coast.
- Close to the main town centre of Coleraine.
- Oil fired central heating system.
- Double glazing windows in uPVC frames.
- New windows and back door fitted in 2020.

**(028) 70344433**

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## **ACCOMMODATION**

### **HALLWAY**

Glass panel front door, built in storage cupboard. Separate hotpress with storage, access to attic.

### **LIVING ROOM (4.4m x 3.9m)**

Bay window, electric fire inset into a tiled fireplace and hearth. Television and telephone point

### **KITCHEN / DINING ROOM (4.4.m x 3.9m)**

High and low level storage units with an integrated extractor fan and stainless steel sink unit. Space for a fridge, freezer, oven/cooker and plumbed for a dishwasher. Par tiled walls.

### **UTILITY ROOM**

Storage units with plumbing for a washing machine and space for tumble dryer. Oil fired boiler and access to rear garden.

### **BEDROOM 1 (3.5m x 3.4m)**

Carpeted double room to front.

### **BEDROOM 2 (3.4m x 2.6m)**

Double room to rear with laminate wood floor.

### **BEDROOM 3 (2.8m x 2.5m)**

Single carpeted room.

### **BATHROOM**

Panel bath, tiled shower cubicle with electric shower, wash hand basin, low flush wc and fully tiled walls.







Regulated by RICS



## EXTERNAL FEATURES

- Gardens to front side and rear laid in lawn.
- Tarmac drive with parking.
- Fully enclosed to rear.
- PVC oil tank.
- Outside lights.
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## ADDITIONAL INFORMATION

**TENURE:** FREEHOLD

**ANNUAL RATES:** £792 per annum



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

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