



**8 BALLYSTRONE ROAD, COLERAINE, BT51 4JF**



- DETACHED BUNGALOW
- OIL HEATING
- C.0.5 ACRE - APPROX
- 4 BEDROOMS
- 1 RECEPTION ROOM
- 2 BATHROOMS

**OFFER OVER £195,000**







*Unique opportunity to purchase a holding which is out on its own with a substantial garden and countryside views but the main home itself isn't cumbersome in its size.*

*Ballystone Road is easily accessible to the A37 which gives it excellent commuter links with Coleraine and L'Derry.*

*This property is currently laid out as 3 bedrooms, 2 receptions but could easily be used as a 4 bedroom to suit a purchasers needs*

*A detached garage is found to the rear along with a stoned yard and good sized gardens.*

#### **FEATURES**

- Property extends to 1,400 sq ft
- 4 Bedrooms (1 ensuite), living room, kitchen / dining room, utility room and bathroom
- The home itself has been lovingly maintained by its current owners
- Secluded location providing excellent privacy
- Only a few minutes drive to Coleraine and the seaside town of Castlerock.
- Oil fired central heating system
- Double glazing windows in uPVC frames.

**(028) 70344433**

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## ACCOMMODATION

### ENTRANCE PORCH:

uPVC glass panel door, dual aspect windows, tiled floor. Glass panel door to..

### ENRANCE HALL:

Laminate wood floor, telephone point, storage/cloaks cupboard, Hotpress and access to roof space.

### LIVING ROOM: ( 4.5m X 4.4m)

Open fire with wood surround and tiled slate hearth, TV point, dual aspect windows.

### KITCHEN / DINING: (3.7m X 3.2m)

High and low level built in storage cupboards, single drainer stainless steel sink unit, integrated dishwasher, fridge freezer, electric oven and gas hob with extractor fan over. TV point, part tiled walls and tiled floor. Access to...

### UTILITY ROOM:

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

### DINING ROOM/BEDROOM 4: (3.1m X 3.2m)

Laminate wood floor.

### MASTER BEDROOM: (3.8m X 3.2m)

Double carpeted room to front.

**EN-SUITE:** Comprising corner tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin, extractor fan, part tiled walls and tiled floor.

### BEDROOM 2 : (4m X 3.2m) at widest points.

Double carpeted room to front.

### BEDROOM 3 : (3m X 4.3m) at widest points.

Single carpeted room to rear.

### BATHROOM:

Comprising panel bath, tiled shower cubicle with electric shower, low flush wc, pedestal wash hand basin, extractor fan. Part tiled walls and tiled floor.







Regulated by RICS



### EXTERNAL FEATURES

- DETACHED GARAGE, with roller shutter door and pedestrian door.
- Large gardens to side and rear.
- Fully enclosed site with fencing and mature hedging.
- Large driveway with parking.

### ADDITIONAL INFORMATION

TENURE: FREEHOLD

ANNUAL RATES: £1,070



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

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