

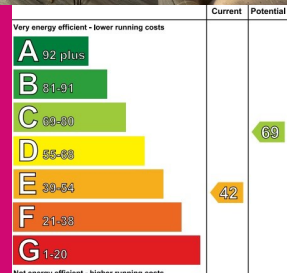


**99 MOUNTSANDEL ROAD, COLERAINE, BT52 1TA**



- DETACHED PROPERTY
- GAS HEATING
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- DOUBLE GARAGE TO REAR

**OFFERS AROUND £269,950**







## FEATURES

- Property extends to approximately 1,915sqft.
- New kitchen to include integrated appliances.
- New gas heating installed in 2020.
- Open plan kitchen/dining living area.
- Four bedrooms, Living Room, Kitchen / Dining lounge area, utility room, rear hall / store room, upstairs bathroom, downstairs shower room.
- The exterior of the building has been completely revamped and updated to include new windows and doors.
- Large corner site with double garage to rear.
- Would make an excellent family home.
- Close to local shops, primary school and nurseries.
- Excellent outside space with Lawned areas, decking, paved patio, new wall and gates.
- Double garage to rear.

## ACCOMMODATION

### ENTRANCE HALL:

Composite front door with glass panel, laminated wood floor, under stairs storage and telephone point.

### SHOWER ROOM:

Tiled floor and fully tiled walls with low flush WC, cantilever wash hand basin and heated towel rail. Electric shower and recessed cabinet.

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**LIVING ROOM:**

(5.88m x 5.78m)

Floor to ceiling windows, solid wood floor and recessed lighting. Gas fire with tiled heart and surround and patio doors to seating and BBQ area.

**KITCHEN / DINING / LOUNGE****KITCHEN (7.7m x 3.34m)**

New high and low level storage units, granite worktops and splash back, integrated dishwasher, double oven with heated drawer under, hob and extractor fan. Stainless steel sink unit. Laminate wood floor.

**DINING**

Laminate wood floor, double doors to rear.

**LOUNGE (3.5m X 3.5m)**

Laminate wood floor, wood burning stove with tiled inset and granite hearth, TV point.

**UTILITY ROOM: (3.11m x 2.48m)**

Tiled floor, high low level storage units. Plumbed for a washing machine with space for a tumble dryer. Single drainer stainless steel sink unit and stand free fridge-freezer. Leads to...

**REAR HALL / STORE ROOM:**

(2.73m x 2.45m)

Tiled floor and access to rear garden.

**FIRST FLOOR****Carpeted landing****BEDROOM 1:**

(3.88m x 3.5m)

Double room with laminated wooden floor and television point.

**BEDROOM 2:**

(3.8m x 2.98m)

Double room with laminated wooden floor and television point.

**BEDROOM 3:**

(3.29m x 2.79m)

Double room with laminated wooden floor and built in storage.

**BEDROOM 4**

(2.88m x 2.64m)

Carpeted double room with television point.

**BATHROOM:**

Low flush WC, pedestal wash hand basin, heated towel rail, tiled shower cubicle with mains shower and corner bath. Recessed lighting.







Regulated by RICS



### EXTERNAL FEATURES

- Garage (7.38m x 4.98m) with 2x roller doors and lighting and electricity supply.
- Fully enclosed rear garden with large decking area and tarmac driveway.
- Front and side gardens in lawn.
- Seat / BBQ area to side.
- Recessed outside lighting through the grounds of the property.

### ADDITIONAL INFORMATION

TENURE: LEASEHOLD

ANNUAL RATES: £1,755



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