

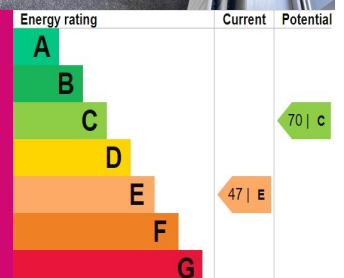


## 5 GRANSDEN PARK, COLERAINE, BT52 1WA



- DETACHED CHALET BUNAGLOW
- REPAINTED AND NEW CARPETS
- GARAGE
- 5 BEDROOMS
- 1 RECEPTION ROOM
- 3 BATHROOMS

**OFFERS OVER £255,000**







***This recently redecorated detached home has external space and internal accommodation in abundance. The site itself must be the largest in 'Gransden' and the house consists of 5 bedrooms( 1 ensuite), living room and a good sized kitchen dinette. The rooms and layout could be easily configured to suite a wide range of purchasers.***

### **FEATURES**

- Currently laid out as a 5 bedroom (1 ensuite), spacious living room, kitchen / dining room, utility room, downstairs WC, upstairs bathroom
- Recarpeted and repainted throughout
- Integrated garage
- Excellent front and rear gardens
- Rear garden in lawn and containing raised decking area
- Superb location close to local shops, coffee shop, nursery and primary school
- Close to the A29 giving it ease of access to Belfast, The Causeway Coast and Derry
- Double glazed windows in uPVC frames
- Oil fired central heating system

**(028) 70344433**

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## **ACCOMMODATION**

### **ENTRANCE HALL:**

uPVC glass panel front door. Tiled floor and telephone point.

### **WC:**

Comprising low flush WC and pedestal wash hand basin.

### **LIVING ROOM: 5.2m X 3.3m**

Open fire with tiled hearth and wooden surround.

### **BEDROOM 4: 4.6m X 3.2m**

Carpeted double room to front with TV point.

### **DINING ROOM / BEDROOM 5: 4.6m X 3.2m**

Carpeted double room to rear.

### **KITCHEN/DINING: 4.8m X 3.5m**

High and low level storage units (hand painted), composite sink and drainer unit, integrated oven and gas hob, space for fridge freezer, space for dishwasher and tiled floor.

### **UTILITY ROOM: 3.3m X 2.2m**

Low level storage units, plumbed for washing machine, space for tumble dryer and tiled floor. Access to rear and integral garage.

## **FIRST FLOOR:**

Carpeted hall and landing.

HOTPRESS, with storage.

### **BEDROOM 1: 4.3m X 3.5m**

Double room with laminate wood floor and TV point.

**EN-SUITE**- shower cubicle with electric shower, low flush WC and wash hand basin.

### **BEDROOM 2: 3.3m X 3.2m**

Carpeted double room to front

### **BEDROOM 3: 4m X 2.6m**

Carpeted double room to front with fitted slide robes.

### **BATHROOM:**

Comprising panel bath, shower cubicle with mains shower, low flush WC, wash hand basin and PVC wall panelling.







Regulated by RICS



## EXTERNAL FEATURES

**INTEGRAL GARAGE: 5.7m X 3.1m**  
With roller shutter door, power and light.

- Fully enclosed garden to rear laid in lawn with raised decking area.
- Tarmac driveway to garage with parking.
- Large garden to front laid in lawn with hedged boundaries.

## ADDITIONAL INFORMATION

**TENURE:**  
**RATES:**

**FREEHOLD**  
**£1,305 per annum**



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

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