

## 10 COLERAINE ROAD, PORTRUSH



X 5



X 3



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	61
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**OFFERS OVER £450,000**

# 10 COLERAINE ROAD, PORTTRUSH

This impressive 5 bedroom detached property combines space, style and exceptional potential. Set on a substantial site, the property boasts a generous footprint both inside and out, offering ample room for family living and entertaining. The home features five well proportioned bedrooms, multiple reception areas and a well appointed kitchen with views of the stunning rear garden.

One of the standout features is the South facing rear garden & decking area, sun drenched haven perfect for outdoor dining, relaxing or gardening. The large plot also offers excellent potential for future extension or development (subject to planning).

Located in a prime area, this home enjoys proximity to West strand beach, local amenities and excellent transport links, making it ideal for families or those seeking a blend of convenience and tranquillity. Early viewing is highly recommended to appreciate the charm and possibilities this property has to offer.

## FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- South facing rear garden & decking area.
- Concrete driveway & parking area.
- Separate gated vehicle access via back lane.
- Fantastic location within walking distance to the town centre & West Strand.

## ADDITIONAL INFORMATION

TENURE: Leasehold

ANNUAL RATES: £1,023.00

## SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE PORCH

1.03 m x 2.01 m (3'5" x 6'7")

Double entrance doors; glass panel door leading to the entrance hall; tiled floor.

## ACCOMMODATION

### ENTRANCE HALL

Herringbone wood floor; under stairs storage cupboard.

### LOUNGE

5.45 m x 4.26 m (17'11" x 14'0")

Tiled fireplace set on a tiled hearth with a wood surround; Herringbone wood floor.

### DINING KITCHEN

2.77 m x 3.97 m (9'1" x 13'0")

Range of fitted units; laminate work surfaces; stainless steel sink and drainer; space for fridge freezer, dishwasher, cooker & extractor unit; open to dining area; tiled floor; pat tiled walls; door to the rear.

### DINING ROOM

4.04 m x 2.45 m (13'3" x 8'0")

Herringbone wood floor; built in display unit.

### LIVING ROOM

3.02 m x 4.09 m (9'11" x 13'5")

Herringbone wood floor.

### DOWNSTAIRS WC

2.09 m x 1.01 m (6'10" x 3'4")

Toilet; wash hand basin; tiled floor.

### FIRST FLOOR

#### LANDING

Access to part floored roof space; shelved hot press.

#### BEDROOM 1

3.01 m x 3.15 m (9'11" x 10'4")

Double bedroom to the rear.

#### ENSUITE

1.46 m x 1.94 m (4'9" x 6'4")

Tiled shower cubicle with electric shower; toilet; wash hand basin; tiled floor & walls; extractor fan.

#### BEDROOM 2

3.64 m x 3.62 m (11'11" x 11'11")

Double bedroom to the front; fitted wardrobe.

#### BEDROOM 3

3.23 m x 3.67 m (10'7" x 12'0")

Double bedroom to the front; fitted wardrobe.

#### BEDROOM 4

3.26 m x 3.56 m (10'8" x 11'8")

Double bedroom to the rear; built in shelving.

#### BEDROOM 5

2.14 m x 2.85 m (7'0" x 9'4")

Single bedroom to the side; built in storage cupboard.

### BATHROOM

2.01 m x 2.77 m (6'7" x 9'1")

Panel bath with electric shower over; toilet; wash hand basin; towel radiator; tiled floor & walls.

### EXTERIOR

#### UTILITY ROOM

3.62 m x 2.72 m (11'11" x 8'11")

Range of fitted units; laminate work surfaces; stainless steel sink & drainer; plumbed for washing machine; space for dryer; door to the garage; concrete floor; power & light.

#### OUT HOUSE

1.81 m x 2.96 m (5'11" x 9'9")

Oil boiler; concrete floor; power & light.

#### GARAGE

5.73 m x 2.68 m (18'10" x 8'10")

Up and over door; concrete floor; power & light.

### OUTSIDE FEATURES

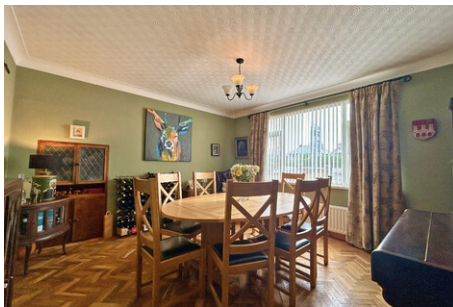
- South facing fully enclosed rear garden & decking area.
- Concrete driveway & parking area to the front.
- Vehicle gated access to the rear lane.
- Garden in lawn to the front & rear.
- Featured external lighting to the rear.
- Outside light & tap.
- External power points.



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# PHOTOS





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