

Offers around
£265,000

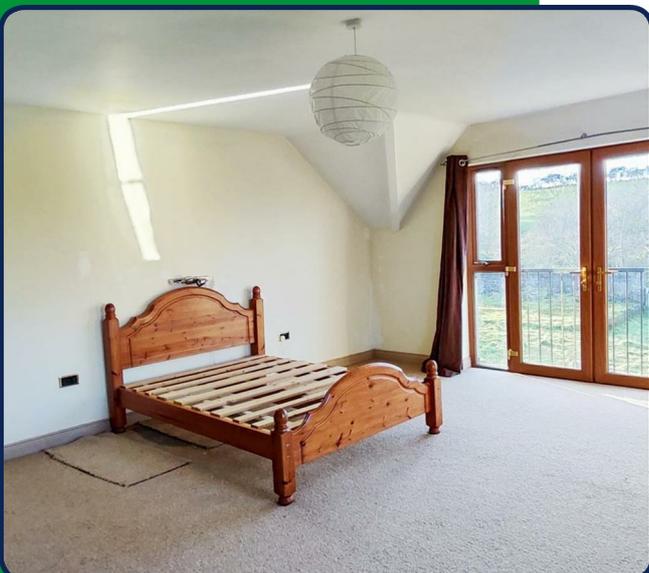


32 Gortacloghan Road, Garvagh, Coleraine, BT51 5PJ



- 4 Bedroom 3 Reception Detached House
- Provision For Oil Fired Central Heating
- Upvc Double Glazed Windows
- Roofspace Suitable For Conversion
- Spacious Family Home
- Stunning Countryside Views
- Commuting Distance to Garvagh, Coleraine & Limavady





DESCRIPTION

This spacious 4 bedroom 3 reception detached house offers well laid out adaptable family accommodation. Enjoying a scenic rural location with countryside views, whilst being with easy commuting distance to Coleraine, Ballymoney and Limavady. Internal inspection is recommended to appreciate the potential this home has to offer.

ACCOMMODATION COMPRISING

Spacious Entrance Hall

With storage cupboard.

Lounge

19'8 x 16'1

With feature fireplace.

Family Room

14'8 x 13'5

Archway leading into, French doors leading to rear.

Dining Room

16'8 x 11'8

Kitchen/Dining Area

19'7 x 15'6

Fully fitted with an extensive range of eye and low level shaker style units, Belfast style double sink unit, granite worktops, half tiled tiled around worktops, integrated 5 ring gas hob, stainless steel splash back and extractor fan, wine rack, saucepan drawer, space for dishwasher, space for American style fridge freezer.

Utility Room

11'9 x 8'9

With range of eye and low level units, sink unit with feature mixer tap, 2 ring electric hob, half tiled around worktops, tiled floor.

Bathroom

With suite comprising walk in shower cubicle, wc, wash hand basin, corner bath, part tiled walls, tiled floor, extractor fan.

Spacious First Floor Landing

Walk in airing cupboard, access to roofspace, walk in storage cupboard.

Bedroom 1

19'7 x 16'1

With French doors with views overlooking the surrounding countryside. En-suite comprising fully tiled walk in shower cubicle, wash hand basin with vanity unit, wc, bidet, heated towel rail, extractor fan, shaver point.

Bedroom 2

19'8 x 15'8

With TV point, velux window.

Bedroom 3

13'4 x 10'6

With TV point, French doors with views overlooking the surrounding countryside.

Bedroom 4

16'8 x 11'8

Bathroom

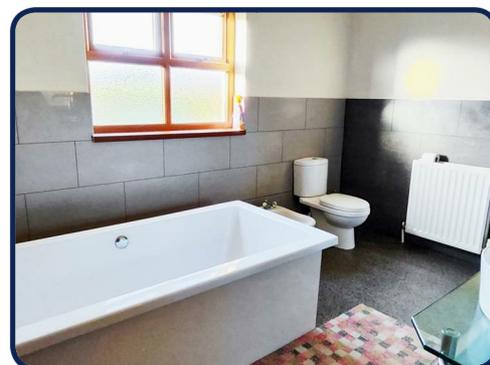
With suite comprising fully tiled walk in shower cubicle, feature wash hand basin with storage unit, free standing bath with telephone hand shower attachment, half tiled walls, extractor fan, shaver point,

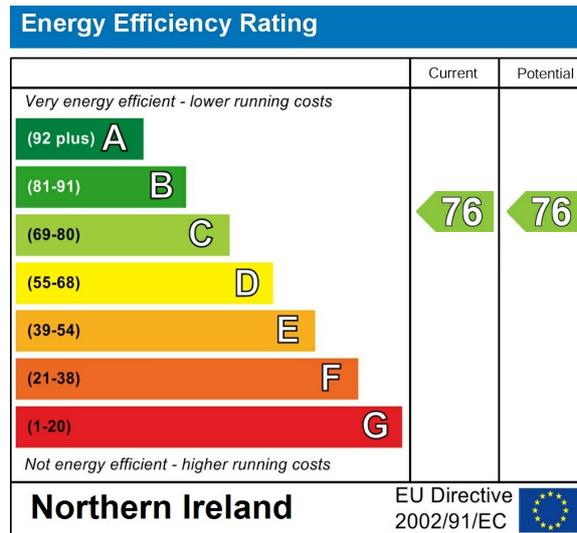
Detached Garage

EXTERIOR

Shared laneway leading to a spacious gravelled driveway with parking. Garden to front. Concrete area to rear with paddock enclosed by wire fencing. Outside light and tap.

Estimated Domestic Rates Bill £1,674.90. Tenure To Be Confirmed.





VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
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www.bensonsni.com

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2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
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