

FOR SALE

Offers around £299,950

Daniel
Henry
ESTATE AGENTS

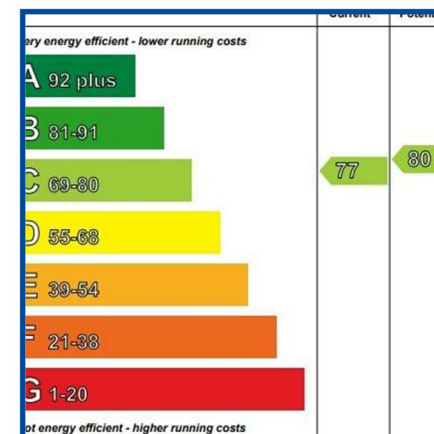
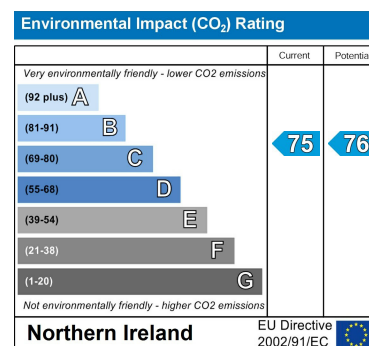
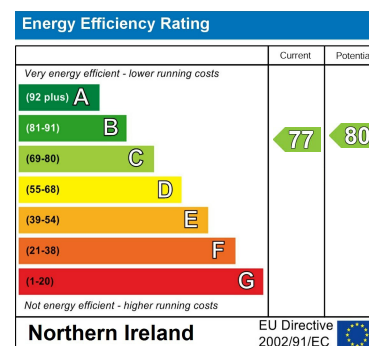


32 Gortacloghan Road, Garvagh, Coleraine, BT51 5PJ



22 New Row, Coleraine, Londonderry,
BT52 1AF

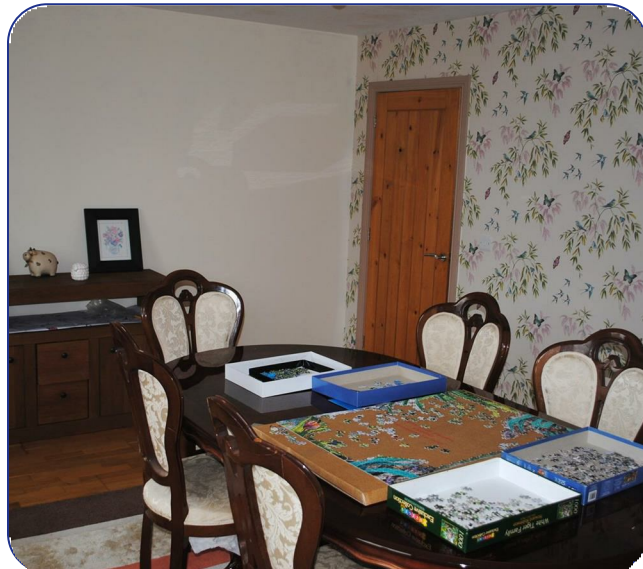
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- Superb 4 Bedroom 3 Reception Detached House
- Oil Fired Central Heating
- Upvc Double Glazed Windows
- Good Decorative Order Throughout
- Spacious Family Home
- Stunning Countryside Views
- EPC Rating C77



1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
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.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



DESCRIPTION

This well presented and spacious 4 bedroom 3 reception detached house enjoys a scenic rural location with stunning countryside views, whilst being with easy commuting distance to Coleraine, Ballymoney and Limavady. Sure to appeal to a wide range of purchasers early internal inspection is highly recommended.

ACCOMMODATION COMPRISING

Spacious Entrance Hall

With wooden flooring, storage cupboard.

Lounge

19'8 x 16'1 (5.99m x 4.90m)

Feature wooden surround black cast iron fireplace with marble hearth, TV point, wooden flooring.

Family Room

14'8 x 13'5 (4.47m x 4.09m)

Multi fuel stove with rustic brick inset and tiled hearth, TV point, wooden flooring, French doors leading to concrete area.

Dining Room

16'8 x 11'8 (5.08m x 3.56m)

With wooden flooring.

Kitchen/Dining Area

19'7 x 15'6 (5.97m x 4.72m)

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, 'Neff' oven, stainless steel splash back and extractor fan, wine rack, saucepan drawer, space for dishwasher, space for American style fridge freezer, laminate wooden flooring.

Utility Room

11'9 x 8'9 (3.58m x 2.67m)

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

Bathroom

With suite comprising fully tiled walk in mains 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 (5.97m x 4.90m)

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

Bedroom 2

19'8 x 15'8 (5.99m x 4.78m)

With TV point, velux window.

Bedroom 3

13'4 x 10'6 (4.06m x 3.20m)

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

Bedroom 4

16'8 x 11'8 (5.08m x 3.56m)

With TV point.

Bathroom

With suite comprising fully tiled walk in mains 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

42'3 x 15'4 (12.88m x 4.67m)

With electric roller door, power and light.

EXTERIOR

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

