

# FOR SALE

Asking Price £250,000

# Daniel Henry

ESTATE AGENTS

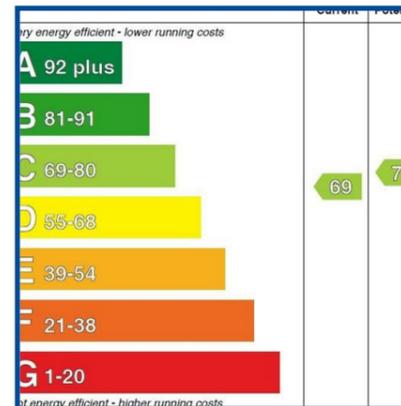
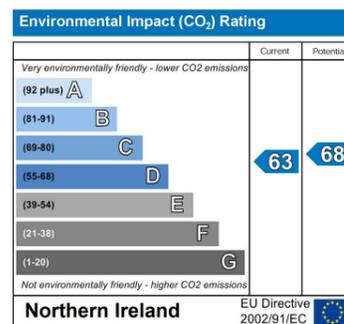
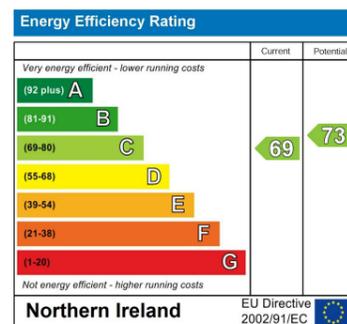


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- 5 Bedroom 4 Reception Detached House
- Accommodation to include Bathroom, Shower Room & Ensuite
- Barn / Workshop to Rear
- Oil Fired Central Heating
- uPVC Double Glazed Windows ( Excluding Velux)
- Excellent Decorative Order Throughout
- Spacious Family Accommodation
- Close commuting distance to Coleraine, Ballymoney & Bushmills
- Internal Inspection Highly Recommended
- EPC Rating C69

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.  
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**DESCRIPTION**

This superb 5 bedroom 4 reception detached property has been maintained to an exceptionally high standard throughout and offers well laid out family accommodation. With generous parking and large workshop/barn the property is sure to appeal to a wide range of purchasers. Early internal inspection comes highly recommended.

**ACCOMMODATION COMPRISING**

**Entrance Hall**

With telephone point, under stairs storage, tiled floor.

**Lounge**

26'3 x 13'9 (8.00m x 4.19m)

With feature ornate wooden surround black cast iron fireplace with granite hearth, pine strip ceiling, French doors leading to:

**Sun Room**

17'0 x 13'11 (5.18m x 4.24m)

With tiled floor, pine strip ceiling, French doors leading to side.

**Kitchen / Dining Area**

15'1 x 12'0 (4.60m x 3.66m)

Fully fitted with a range of eye and low level real wood units, pelmet with recessed lights, glass display cabinets, one and a half bowl stainless steel sink unit, half tiled around worktops, integrated hob, oven and extractor fan, space for dishwasher, wine rack, tiled floor, open archway into:

**Dining / Family Room**

15'7 x 13'9 (4.75m x 4.19m)

With tiled floor.

**Utility**

9'0 x 8'2 (2.74m x 2.49m)

With eye and low level units, glass display cabinets, one and a half bowl stainless steel sink unit, half tiled around worktops, plumbed for washing machine, space for tumble dryer, space for fridge freezer, tiled floor.

**Shower Room**

Comprising fully tiled walk in shower cubicle, wash hand basin, wc, extractor fan.

**Spacious First Floor Landing**

With airing cupboard.

**Bedroom 1**

15'0 x 12'3 (4.57m x 3.73m)

En-suite comprising fully tiled walk in mains shower cubicle, wash hand basin, wc, fully tiled walls, extractor fan.

**Bedroom 2**

15'7 x 13'9 (4.75m x 4.19m)

**Bedroom 3**

13'10 x 13'6 (4.22m x 4.11m)

**Bedroom 4**

12'4 x 11'11 (3.76m x 3.63m)

With built in sliderobes.

**Bathroom**

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

**Second Floor Landing**

**Bedroom 5 / Study**

27'2 x 13'8 (8.28m x 4.17m)

To widest points. With velux window and access to:

**Music Room**

13'6 x 11'7 (4.11m x 3.53m)

With velux window.

**EXTERIOR FEATURES**

Property approached by a stoned driveway with paviour brick and concrete parking area. Gravelled flowerbeds to side bordered by mature plants and shrubs enclosed by wall and fencing. Paviour brick area to front enclosed by stone wall. Gravelled area and laid in lawn to rear enclosed by fence and hedging. Outside light and tap. Separate access to rear via shared laneway.

**Barn / Workshop**

56'9 x 28'6 (17.30m x 8.69m)

With power, light and sliding door.

