



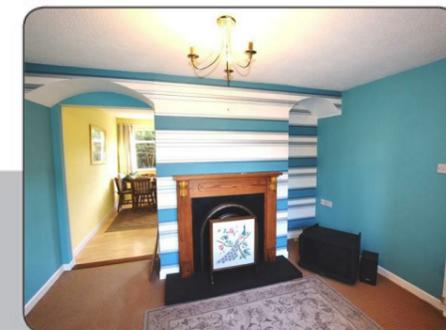
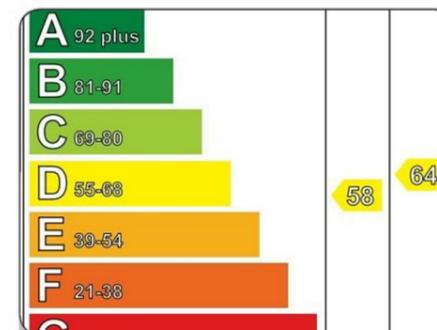
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **R. Benson & Son**
9 Dunmore Street, Coleraine
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8 Glengall Park, Coleraine, BT52 1TQ

- Superb 3 bed semi-detached house with garage
- Good decorative order throughout
- Attractive family home
- Spacious accommodation
- Oil fired central heating and uPVC double glazing
- Quiet cul-de-sac location within close proximity to shops, schools & town centre
- Ideal opportunity for first time buyer / investor

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.
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4. All measurements quoted are approximate.
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This superb 3 bed semi-detached house which is located in a quiet cul-de-sac location just off the main Mountsandel Road offers excellent family accommodation and is ideally situated within close proximity to shops, schools, town centre and all other local amenities. Interest is sure to be high and early viewing comes highly recommended by the selling agent.

Ground Floor - Entrance Hall:

With laminate wood flooring, understairs storage and storage cupboard.

Cloaks:

Comprising WC and wash hand basin.

Lounge:

12'4 x 11'6 (3.76m x 3.51m)

With feature open fireplace with cast iron inset, tiled hearth and wooden surround, archway also leading to -:

Open Plan Kitchen/Dining Area:

19'2 x 8'11 (5.84m x 2.72m)

(L-shaped)

Fitted with range of eye and low level units, 1 1/2 bowl stainless steel 'Blanco' sink unit, half tiled around worktops, space for cooker, built-in extractor fan, plumbed for washing machine and space for fridge.

First Floor - Landing:

With hotpress and storage cupboard.

Bedroom 1:

13'4 x 11'1 (4.06m x 3.38m)

(to widest points)

With built-in wardrobe.

Bedroom 2:

9'8 x 9'7 (2.95m x 2.92m)

With built-in wardrobe.

Bedroom 3:

9'6 x 7'2 (2.90m x 2.18m)

With built-in storage.

Bathroom:

With suite comprising bath with shower attached and tiled splash back, wash hand basin with tiled splash back and low flush WC.

Exterior:

Detached Garage:

20'1 x 8'8 (6.12m x 2.64m)

With up and over door, power and light.

Tarmac drive leading to garage. Enclosed to front of property with stoned and paved area. Fully enclosed garden to rear laid in lawn and dotted with shrubs, pedestrian access on to Glengorm Avenue.

