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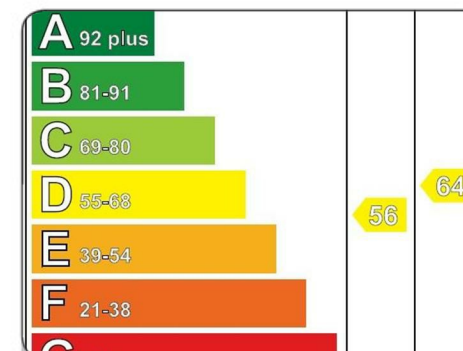
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3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
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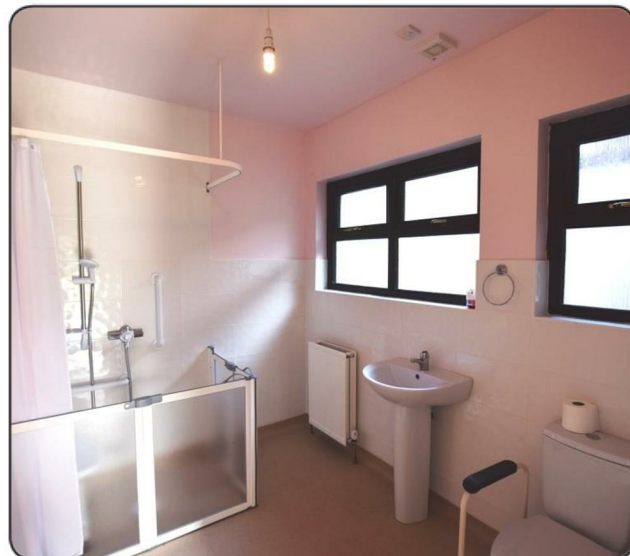


**75 Laurel Hill Road, Coleraine, BT51 3PY**

- Quaint detached bungalow
- Gas fired central heating
- uPVC double glazing soffits and fascias
- Located close to Riverside Retail Park, schools, town bus route & all other amenities
- Immediate occupation available
- Situated on a mature, spacious site







This quaint detached bungalow occupies a spacious, mature and secluded site just off the main Laurel Hill Road. Situated within close proximity to Riverside Retail Park, schools, Jet Centre Complex & town centre the property is sure to attract a wide range of interest and early viewing comes highly recommended.

Entrance Porch  
With tiled floor.

Entrance Hall  
With tiled floor and Pine strip ceiling.

Lounge  
14'2 x 13'2 (4.32m x 4.01m)  
With tiled fireplace, built in shelving, Pine strip ceiling and lighting on dimmer switch.

Kitchen  
11'11 x 9'10 (3.63m x 3.00m)  
With eye and low level units, tiled floor, tiled between worktops, built in extractor fan, walk in larder, built in storage, 1 1/2 bowl stainless steel sink unit, space for cooker and beamed ceiling.

Bathroom/Wet room  
9' x 7'1 (2.74m x 2.16m)  
With part tiled walls, wash hand basin, wc, extractor fan and mains shower cubicle.

Bedroom 1  
13'2 x 11' (4.01m x 3.35m)

Bedroom 2  
14'8 x 11'4 (4.47m x 3.45m)

Bedroom 3/Living room  
14'2 x 10'9 (4.32m x 3.28m)  
With tiled fireplace, solid wood floor and Pine strip ceiling.

Exterior:

Detached Garage  
18'8 x 12' (5.69m x 3.66m)  
With remote control roller door.

Detached Shed  
19'6 x 10'9 (5.94m x 3.28m)  
With roller door.

Gardens to side of property laid in lawn with parking area in front of garage. Raised garden to rear laid in lawn dotted with various shrubs, enclosed by mature hedging, fish pond with pump.

