

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	56	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

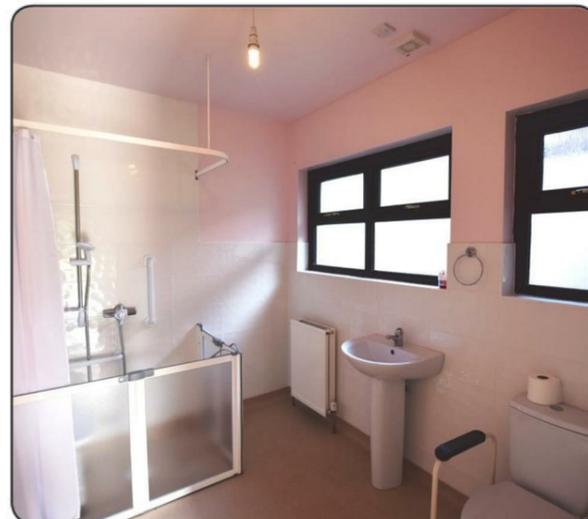


75 Laurel Hill Road, Coleraine, BT51 3PY

- 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

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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.

