



## 28 Shinny Road Coleraine, BT51 4PS



Homepage Estate Agents are delighted to present this excellent 3 bedroom detached property sitting on a mature elevated site, with landscaped gardens laid out in lawns, enclosed privately to the front with mature hedgerows and trees.

Extending externally to circa 2,390 sq ft, and suitable for attic conversion, the accommodation comprises of entrance porch, large reception hall, lounge with open fireplace, open plan kitchen / living, dining room, sun room, rear entrance hall with utility, pantry and WC. This family home boasts 3 large double bedrooms with master ensuite, built-in storage, a large family bathroom.

Accessed via a private laneway with parking to the front, side and rear, this property further benefits from a detached double garage with secure automatic roller doors.

Conveniently situated on the Shinny Road offering excellent commuter access just 5 miles to Coleraine and 8 miles to Limavady.

Boasting excellent living accommodation, internal finishes and outdoor space this property is sure to appeal to a wide range of buyers.

- LARGE DETACHED FAMILY HOME
- FOUR RECEPTION AREAS
- THREE LARGE BEDROOMS
- MASTER ENSUITE
- STUNNING INTERNAL FINISHES
- DESIGNER OPEN PLAN KITCHEN
- CIRCA 2,390 SQ FT EXTERNALLY
- BEAM VACUUM SYSTEM
- DETACHED DOUBLE GARAGE
- LARGE PRIVATE SITE

**Asking price £324,950**

# 28 Shinny Road COLERAINE



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

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

## Northern Ireland

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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