



## 3 Strand Place, Strand Road Coleraine, BT51 3FH



Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached home, just off the very popular Strand Road, Coleraine.

This property is finished to an excellent standard throughout, with quality finishes and excellent workmanship, the property offers ample living and bedroom space for families to enjoy.

The property benefits from a spacious plot, large driveway, private rear garden with paved patio, raised lawns and seating area, all privately enclosed with decorative fencing.

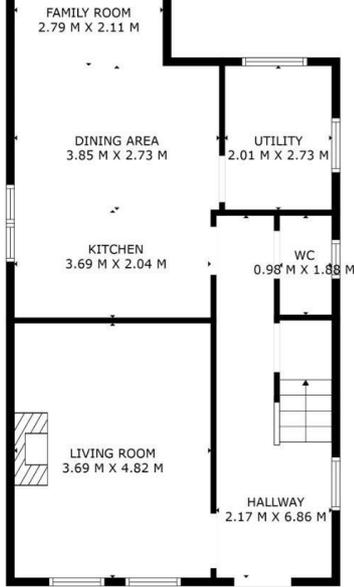
This family home is perfectly located within walking distance to the town centre and close proximity to a multitude of local schools, amenities and the main commuter links.

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

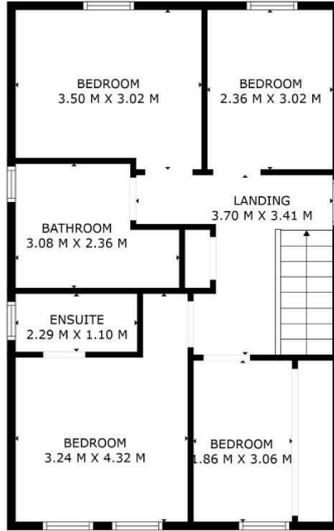
- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING WITH SUNROOM
- STUNNING FINISHES THROUGHOUT
- PVC SASH STYLE DOUBLE GLAZED WINDOWS
- ALARM SYSTEM
- GAS FIRED CENTRAL HEATING
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

**Asking price £299,950**

# 3 Strand Place COLERAINE



FLOOR 1



FLOOR 2

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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