



25 Somerset Court, Coleraine



SPECIFICATIONS

3 Bedrooms (1 En-Suite)

1.5 Receptions

Oil Fired Central Heating

PVC Double Glazed Windows

Corner Site



Offers Over - £124,950

www.dallasre.co.uk

79 New Row, Coleraine, Co. Londonderry, BT52 1EJ.

Tel: 028 703 20980



Nestled in a corner site in the ever popular Somerset area of town, this stunning three bedroom semi-detached house has been restored and well maintained by the current owners. It offers spacious living accommodation, a large garden and is close to the Riverside Retail Park and other local amenities.

Accommodation Comprising:

- * ENTRANCE PORCH with laminate wood floor
- * DOWNSTAIRS W.C. - (4' x 2'10) low level w.c., wash hand basin
- * LIVING ROOM - (16' x 14'11) feature brick fireplace with tiled hearth, wood mantle, tv point, phone point, laminate wood floor



- * KITCHEN/DINING/SUN ROOM - (14'11 x 14'9) range of eye and low level kitchen units, tiled between, stainless steel sink unit with mixer tap, integrated hob and oven, overhead extractor fan, integrated fridge/ freezer, built-in dishwasher, plumbed for washing machine, laminate wood floor



FIRST FLOOR

* STAIRS TO LANDING with access to roofspace via pull down ladder, smoke alarm, wall lights, shelved hotpress

* BEDROOM 1 - (11'8 x 9'8)

EN-SUITE - (9'7 x 2'10) enclosed shower unit with PVC panelling and electric shower, low level w/c, wash hand basin with vanity unit, tiled walls, extractor fan



* BEDROOM 2 - (10' x 6'2) storage cupboard

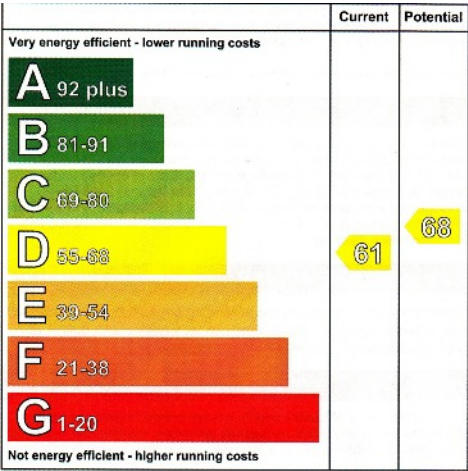
* BEDROOM 3 - (10'1 x 8'3) storage cupboard, laminate wood floor

* BATHROOM - (6'7 x 5'5) bath with electric shower overhead, shower screen, wash hand basin with vanity unit, low level w.c., tiled walls, extractor fan



GENERAL FEATURES

- * SHED with light and power, sky tv point
- * uPVC FASCIA AND SOFFITS
- * OIL FIRED CENTRAL HEATING
- * uPVC BROWN GRAIN DOUBLE GLAZED WINDOWS
- * FULLY ENCLOSED REAR GARDEN WITH LAWN AND PATIO AREA
- * FRONT GARDEN WITH SHRUBS
- * STONED DRIVEWAY
- * BURGLAR ALARM
- * RAISED PATIO AREA TO REAR



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