



## 2 Somerset Court, Coleraine



### SPECIFICATIONS

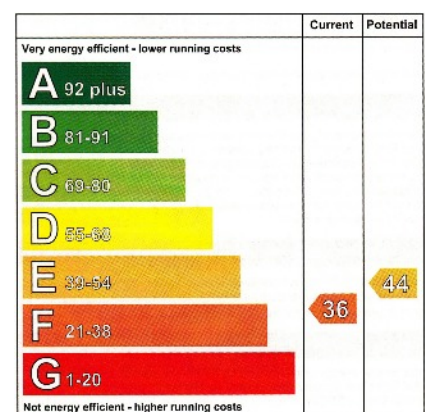
**4 Bedrooms**

**3 Receptions**

**Oil Fired Central Heating**

**Double Glazed Windows**

**Detached Garage**



**Offers Around - £179,950**

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**Located in the ever popular Somerset area, this detached four bedroom house offers spacious living accommodation in a much sought after area. The current owners have maintained number 2 to a high specification, and it also offers ease of access to local amenities, whilst being a short walk from the River Bann.**

Accommodation Comprising:

- \* ENTRANCE HALLWAY with phone point, smoke alarm, cloak cupboard, storage cupboard
- \* DINING ROOM - (12' x 10')
- \* LIVING ROOM - (15'11 x 11'10) feature inglenook fireplace with tiled hearth, wooden over mantle, tv point, laminate wood floor, double doors leading to:



- \* CONSERVATORY - (12'6 x 11'11) tiled floor, patio doors leading to rear garden

- \* KITCHEN/DINING AREA - (11'10 x 10'3) range of eye and low level kitchen units, concealed under unit lighting, window pelmet with lights, 1.5 bowl stainless steel sink unit with mixer tap, space for cooker, overhead extractor fan, space for fridge/freezer, plumbed for dishwasher, breakfast bar, laminate floor





\* UTILITY ROOM - (7'2 x 6'11) range of eye and low level kitchen units, plumbed for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap, laminate floor

\* BEDROOM 4 - (12' x 11')

\* BATHROOM - (12 x 7'5) bath with telephone shower attachment, fully tiled corner shower cubicle, electric shower, wash hand basin with tiled splashback, low level w.c., extractor fan, recessed lighting



## FIRST FLOOR

\* STAIRS TO LANDING with access to attic, storage cupboard, smoke alarm

\* BEDROOM 1 - (22'5 x 11'11) walk-in wardrobe, tv point, phone point, storage into eaves

\* EN-SUITE - (6'11 x 6'5) fully tiled walk-in shower cubicle, electric shower, low level w.c., wash hand basin with tiled splashback, recessed lighting, extractor fan, velux window



\* BEDROOM 2 - (11'11 x 11'7) storage into eaves, sliding wardrobes

\* BEDROOM 3 - (12' x 10'3) velux window, storage into eaves, tv point

## GENERAL FEATURES

- \* DETACHED GARAGE - (20'11 x 9'9) light and power, roller door, pedestrian door
- \* OUTSIDE TAP AND LIGHT
- \* OIL FIRED CENTRAL HEATING
- \* DOUBLE GLAZED WINDOWS
- \* uPVC FASCIA AND SOFFITS
- \* FULLY ENCLOSED, LARGE REAR GARDEN WITH LAWN AND PATIO AREA, BORDERED BY SHRUBS AND TREES
- \* FRONT GARDEN LAID IN LAWN AND SHRUBS
- \* STONE DRIVEWAY
- \* SPACIOUS CORNER SITE
- \* SOUTH FACING GARDEN



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