



21 Grasmere, Coleraine



SPECIFICATIONS

4 Bedrooms (1 En-Suite)

1.5 Receptions

Oil Fired Central Heating

PVC Double Glazed Windows

Stoned Driveway



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	73	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Offers Around - £123,500

www.dallasre.co.uk

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

Tel: 028 703 20980



Located just off the Ring Road in town, this semi-detached three bedroom house is ideal living accommodation for a range of purchasers in a popular residential area. The current owners have maintained number 18 to a good standard, and it also offers ease of access to local amenities, whilst being a short walk from the town centre.

Accommodation Comprising:

* ENTRANCE HALLWAY with phone point, cloak cupboard, under stair storage, smoke alarm, laminate floor

* LIVING ROOM - (17'2 x 10'3) fireplace with tiled hearth, cast iron inset, wood surround and mantle, tv point, phone point, double glass panel doors leading to:



* KITCHEN/DINING AREA - (18'10 x 18'3) range of eye and low level kitchen units, tiled between, stainless steel sink unit with mixer tap, integrated hob and oven, overhead extractor fan, built-in fridge/freezer, plumbed for dishwasher, sliding door to rear garden, tiled floor



* UTILITY ROOM - (6'9 x 5'11) range of kitchen units, stainless steel sink unit with mixer tap, space for tumble dryer, plumbed for washing machine, extractor fan

* DOWNSTAIRS W.C. - (6' x 4'5) to widest point, low level w.c., wash hand basin with tiled splashback, extractor fan

FIRST FLOOR

* STAIRS TO LANDING with hotpress, access to roofspace

* BEDROOM 1 - (16'1 x 9'9) phone point, tv point



* BEDROOM 2 - (15' x 8'8)

* BEDROOM 3 - (11'10 x 8'11) built-in storage cupboard

* BEDROOM 4 - (9' x 7'8) built-in storage cupboard

* BATHROOM - (8' x 6'3) fully tiled corner shower cubicle with electric shower, bath, tiled around, wash hand basin with tiled splashback, low level w.c., extractor fan



GENERAL FEATURES

- * CLOSE PROXIMITY TO TOWN CENTRE
- * OUTSIDE TAP AND LIGHT
- * OIL FIRED CENTRAL HEATING
- * uPVC DOUBLE GLAZED WINDOWS
- * FULLY ENCLOSED REAR GARDEN LAID IN LAWN AND PATIO AREA
- * FRONT GARDEN LAID IN LAWN
- * STONED DRIVEWAY
- * POPULAR RESIDENTIAL AREA



MISREPRESENTATION CLAUSE: Dallas Real Estate give notice to anyone who may read these particulars as follows: The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order. The photographs appearing in these particulars show only certain parts of the property at the time when photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. None of the systems or equipment in the property has been tested by Dallas Real Estate for Year 2000 Compliance and the Purchasers/Lesseees must make their own investigations