

38 Loguestown Green, Coleraine



SPECIFICATIONS

3 Bedrooms (1 En-Suite)

1.5 Receptions

Gas Fired Central Heating

PVC Triple Glazed Windows

Solar Panels

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91	90	90
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



PRICE - O/A £132,500

This recently built, three bedroom semi-detached property is located just off the Bushmills Road, close to local schools and is a short walk from the town centre. Sumptuously decorated throughout, we highly recommend early inspection as essential or this wonderful home.

Accommodation Comprising:

* ENTRANCE HALLWAY with phone point, smoke alarm, oak floor and under stair storage

* LIVING ROOM - (17'1 x 11'4) feature fireplace with tiled hearth, log burning stove, tv point, thermostat control, smoke alarm, recessed lighting, oak floor



* KITCHEN/ DINING AREA - (12' x 10'9) range of eye and low level kitchen units, saucepan drawers, 1.5 bowl stainless steel sink unit with mixer tap, integrated gas hob and electric oven, tiled splashback, overhead extractor fan, built-in fridge/ freezer, built-in dishwasher, tv point, recessed lighting, smoke alarm, tiled floor



* UTILITY ROOM - (7'7 x 5'3) eye and low level kitchen units, plumbed for washing machine, space for tumble dryer, stainless steel sink unit with mixer tap, extractor fan, tiled floor

* DOWNSTAIRS W.C. - (6'2 x 2'11) low level w.c., wash hand basin with vanity unit, tiled wall, extractor fan, tiled floor

FIRST FLOOR

- * STAIRS TO LANDING with smoke alarm, storage cupboard, access to roofspace
- * BEDROOM 1 - (15'10 x 11') at widest point, tv point, thermostat control
EN-SUITE - (7'3 x 5'6) fully tiled corner shower unit with power shower, low level w/c, wash hand basin, extractor fan, recessed lighting, tiled floor



- * BEDROOM 2 - (9'8 x 8'11)
- * BEDROOM 3 - (9'8 x 8'11) tv point, laminate wood floor

- * BATHROOM - (11' x 9'8) freestanding bath with mixer tap, fully tiled walk-in shower cubicle with power shower, wash hand basin with tiled splashback, low level w.c., illuminated mirror, extractor fan, recessed lighting, heated towel rail, tiled floor



GENERAL FEATURES

- * DUAL CONTROLLED CENTRAL HEATING
- * BURGLAR ALARM SYSTEM
- * OAK DOORS THROUGHOUT
- * OUTSIDE TAP AND LIGHT
- * GAS FIRED CENTRAL HEATING
- * uPVC TRIPLE GLAZED WINDOWS
- * FULLY ENCLOSED REAR GARDEN WITH CLOSED BOARD FENCING
- * FRONT GARDEN LAID IN LAWN
- * TARMAC DRIVEWAY

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