



13 Glengorm Avenue, Coleraine



SPECIFICATIONS

3 Bedrooms

1.5 Reception Rooms

Oil Fired Central Heating

PVC Double Glazed Windows

Detached Garage



Offers Around - £135,000

www.dallasre.co.uk

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Nestled at the end of a quiet cul-de-sac in the much sought after Mountsandel area of town with open views over playing fields to the front, this delightfully well maintained semi-detached chalet bungalow will create keen interest, so early internal inspection is highly recommended.

Accommodation Comprising:

* ENTRANCE HALLWAY with phone point, built-in storage cupboard, tiled floor

* LIVING ROOM - (14'3 x 10'3) feature wood fireplace, cast iron inset, granite hearth, tv point, views overlooking playing fields, laminate wood floor. leading to:



* DINING AREA - (10'3 x 9'5) laminate wood flooring, double french doors leading to rear garden, Double french glazed doors leading to:



* KITCHEN - (14'9 x 14'4) range of eye and low level kitchen units, tiled between, 1.5 bowl stainless steel sink unit, space for range cooker, overhead stainless steel extractor fan, breakfast bar, plumbed for dishwasher, tiled floor

* BEDROOM 1 - (9'4 x 8') laminate wood floor, tv point

FIRST FLOOR

* STAIRS TO LANDING with access to roofspace

* BEDROOM 2 - (17'2 x 11'6) built-in bedroom furniture, separate dressing area



* BEDROOM 3 - (11'9 x 10'3) built-in wardrobe, laminate wood flooring

* BATHROOM - (6' x 5'7) bath with telephone shower attachment, electric shower overhead, glass sided shower panel, pedestal wash hand basin, low level w.c., vanity unit with lights, tiled walls, tiled floor



GENERAL FEATURES

- * GARAGE - (20' x 11'6) light and power, up and over door
- * OUTSIDE TAP AND LIGHT
- * OIL FIRED CENTRAL HEATING
- * uPVC DOUBLE GLAZED WINDOWS
- * FULLY ENCLOSED REAR GARDEN WITH LAWN AND PAVED AREA
- * FRONT GARDEN LAID IN LAWN AND SHRUBS
- * TARMAC DRIVEWAY
- * uPVC FASCIA AND SOFFITS
- * RATES - £872.63 (approx.)



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