



16 Ballyversal Road, Coleraine BT52 2ND



SPECIFICATIONS

3 Bedrooms (1 En-Suite & Dressing Room)

3 Reception Rooms

3 Bathrooms

Oil Fired Central Heating

Separate Stables Converted To Annexe

Superb Countryside Views

uPVC Double Glazed Windows

uPVC Front & Back Doors



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	50	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

Offers Around - £275,000

www.dallasre.co.uk

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

Tel: 028 703 20980



Set on a prominent elevated position with stunning views over the countryside & beyond, only 3 miles approx to Coleraine & less than 5 miles to Portrush and its famous golden sandy beaches & world renowned golf course, this modern & spaciouly laid out chalet bungalow offers superb living accommodation. With the added benefit of a detached annexe why not bring that extra family member with you and all can enjoy the countryside whilst having the benefits of a short drive to the bustling town of Coleraine & the seaside haven of Portrush. Extended to approx 2900ft this deceptive and well laid out home must be viewed internally to be fully appreciated.

Accommodation Comprising:

* ENTRANCE PORCH - (1.95m x 1.80m) “KARNDEAN” wood effect flooring

* HALLWAY - “KARNDEAN” wood effect flooring, phone point.

* WALK IN CLOAKROOM - (1.80m x 1.20m)

* WASHROOM - (1.80m x 1.20m)

Low flush wc, pedestal wash hand basin, extractor fan.



Open tread turned “Oak” staircase with balusters to first floor landing

*LOUNGE - (9.25m x 4.38m) Feature wood surround fireplace cast iron inset, tiled hearth, wooden flooring, recessed LED spotlights, corner wall lights, tv points, phone point, double doors with glass panelling leading to;



* DINING ROOM – (4.72m x 4.54m) Tv & phone point, leading to;



*KITCHEN - (4.39m x 3.58m) Range of eye & low level cabinet units, LED under cabinet lighting, part tiled between units, single bowl sink units with mixer tap, eye level electric oven, integrated dish washer, separate feature island with integrated electric hob, stainless steel chimney cooker hood, decorative LED kickboard lighting, tv point, LED recessed spotlights.



*UTILITY - (3.00m x 2.41m) Range of low level cabinet units, single drainer stainless steel sink unit with mixer tap, tiled splashback decorative LED kickboard lights, plumbed for washing machine, space for tumble dryer.

*SUNROOM - (5.04m x 5.02m) "KARNDEAN" wood effect flooring, double french doors leading to decked patio area tv point, recessed spotlights



* BEDROOM 1 - (4.60m x 4.40m) Fitted wardrobes, tv point, recessed LED spotlights



* DRESSING ROOM - (2.78m x 2.13m) Wall mounted vanity unit and basin with mixer tap & recessed LED spotlights.

* EN SUITE - (2.13m x 1.77m) Wet room with curved panel, fixed shower head power shower, fully tiled, tiled floor, pvc wall panelling, low flush wc, extractor fan recessed LED spotlights.

FIRST FLOOR

LANDING - “KARNDEAN” wood effect flooring, access to roof space.

*BEDROOM 2 - (5.52m x 4.04m) Tv point, recessed LED spotlights.

*BEDROOM 3 - (5.20m x 4.39m) Fitted wardrobes, tv point, recessed LED spotlights.



*BATHROOM - (4.53m x 2.65m) White suite comprising freestanding bath with claw feet, wall mounted vanity unit basin with mixer tap, low flush wc, heated towel rail, quadrant shower cubicle with sliding doors, pvc wall panelling, rain shower head with separate hand held shower attachment.



EXTERNAL FEATURES

Stables converted into living accommodation;



* KITCHEN/LIVING AREA - Range of cabinet units, 1.5 bowl stainless steel sink unit, space for cooker, stainless steel chimney cooker hood, feature exposed beam, tv point, bottle gas heating.



* BEDROOM - (3.38m x 3.53m) Tv point, feature exposed beam.

* BATHROOM - (2.16m x 2.09m) Quadrant walk in shower cubicle, fully tiled, shower attachment, low flush wc, wall hung vanity basin unit with mixer tap, extractor fan, feature exposed beam, heated towel rail, tiled floor.

EXTERNAL FEATURES

- * Tarmac Driveway
- * uPVC Fascia & Soffits
- * Front Garden Laid In Lawn
- * Rear Garden Fully Enclosed, Laid In Lawn
- * Concrete Rear Yard
- * Boiler House
- * Patio Area Rear
- * Outside Tap & Light



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