

For Sale

19 Mountsandel Manor, Off Mountsandel Road,
Coleraine, BT52 1BT

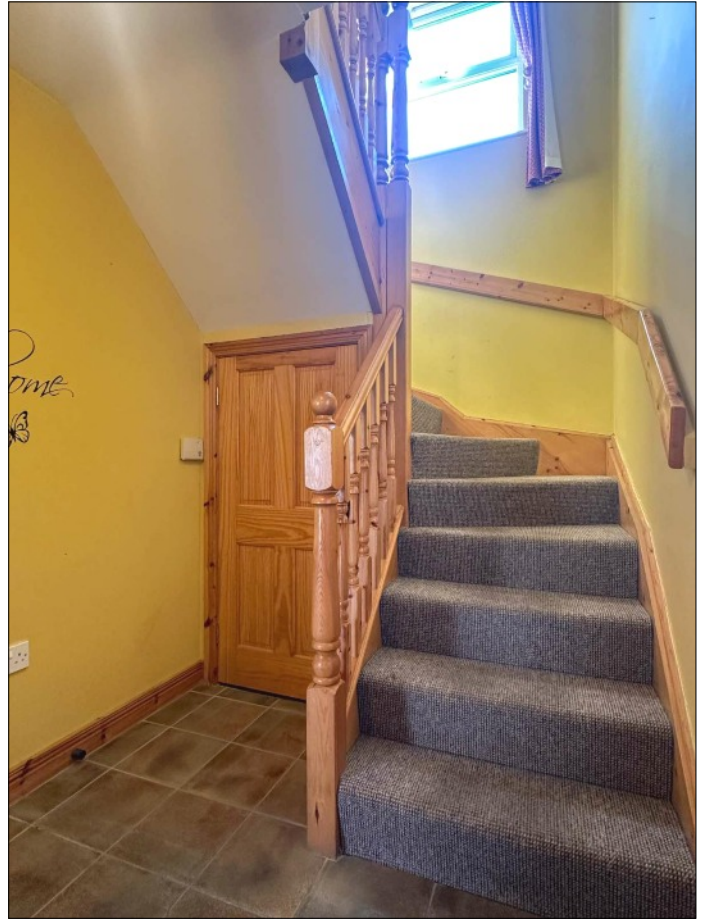
Offers Over **£132,500**



Property Overview

- Townhouse over 2 floors
- 3 Bedrooms, 1 Reception Room
- Gas Heating
- uPVC double glazed windows
- 2 Car parking spaces under carport
- Pine interior doors
- Close to neighbourhood shops
- Enclosed yard to the rear
- uPVC fascia, soffits and guttering
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2024/2025 is £955.89
- Management Fee: The assessment for the year 2024/2025 is £610.00
- EPC Rating - E49

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Entrance Hall:

With uPVC glass panel door, tiled floor, telephone point, under stairs storage.

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Lounge / Dining Area:

17' 0" X 14' 4" (5.19m X 4.37m)(Max) with wooden surround fireplace, cast iron inset, tiled hearth, television point, laminate flooring, door to:

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Kitchen:

10' 0" X 8' 2" (3.06m X 2.49m) with eye and low level units, tiled between units, housing for gas boiler, Bosch oven and hob, plumbed for washing machine, integrated dishwasher, integrated Beko fridge / freezer, tiled floor, recess lighting, pelmet with downlighting, single drainer stainless steel sink unit, stainless steel extractor fan, uPVC glass panel door to rear yard.

Turning staircase leading to:

FIRST FLOOR

Landing:

With access to roof space.

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Bedroom 1:
12' 1" X 8' 8" (3.68m X 2.63m) with pine wooden flooring.



Bedroom 2:
10' 6" X 10' 1" (3.19m X 3.08m)(Max) with pine wooden flooring, Velux window.



Bedroom 3:
8' 10" X 8' 0" (2.68m X 2.45m) with pine wooden flooring.

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Shower Room:

Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c., extractor fan, recess lighting, shaver point, pine wooden flooring.

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EXTERIOR FEATURES

2 Car parking spaces under carport. Screened yard to the rear enclosed by fencing and pedestrian gate. Water tap to the rear. Outside light to the side and rear.

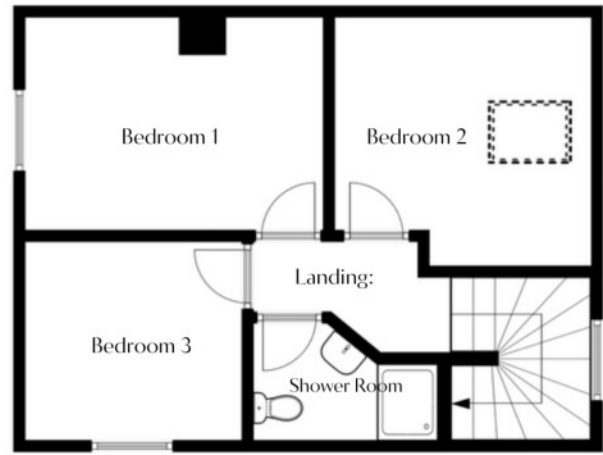
All purchasers will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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FLOOR PLANS



Ground Floor



First Floor

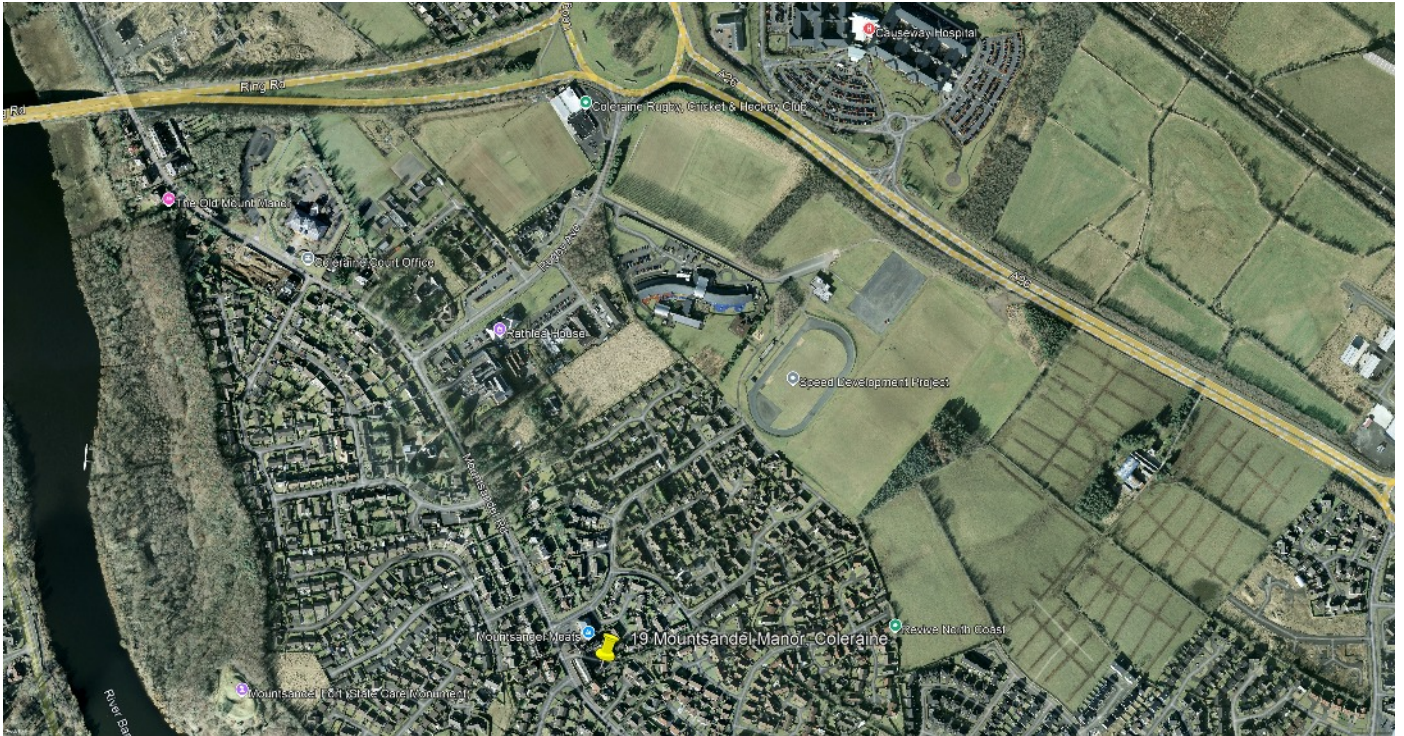
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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2. 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.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the 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.
5. Any areas, measurements or distances referred to herein are approximate only.
6. 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.
7. 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.
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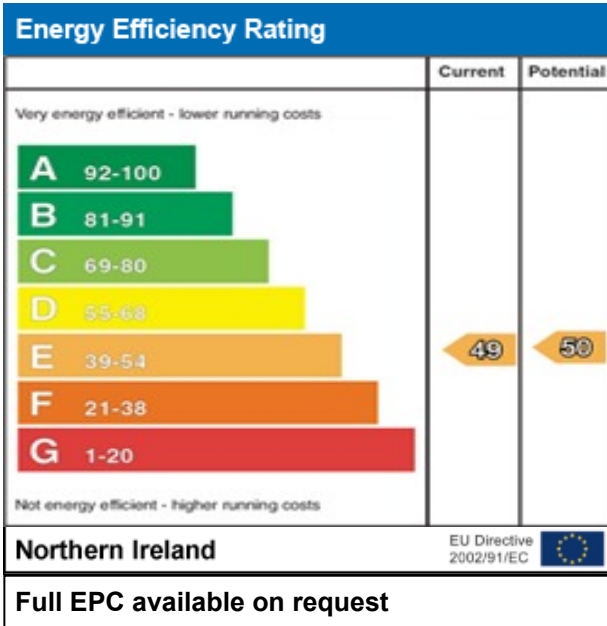
Property Location:

On leaving Coleraine town centre along the Mountsandel Road, Mountsandel Manor is situated just after the 2nd mini roundabout on the left hand side, adjacent to the Mountsandel Road neighbourhood shops.

Tenure: Leasehold - held under a lease from December 1983 for a term of 9000 years

Ground Rent: Nominal

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OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0293 250325/RT

OUR OFFICE LOCATION



Google maps



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