

For Sale

21 Cloonavin Green, Off Portstewart Road, Coleraine,
BT52 1RG

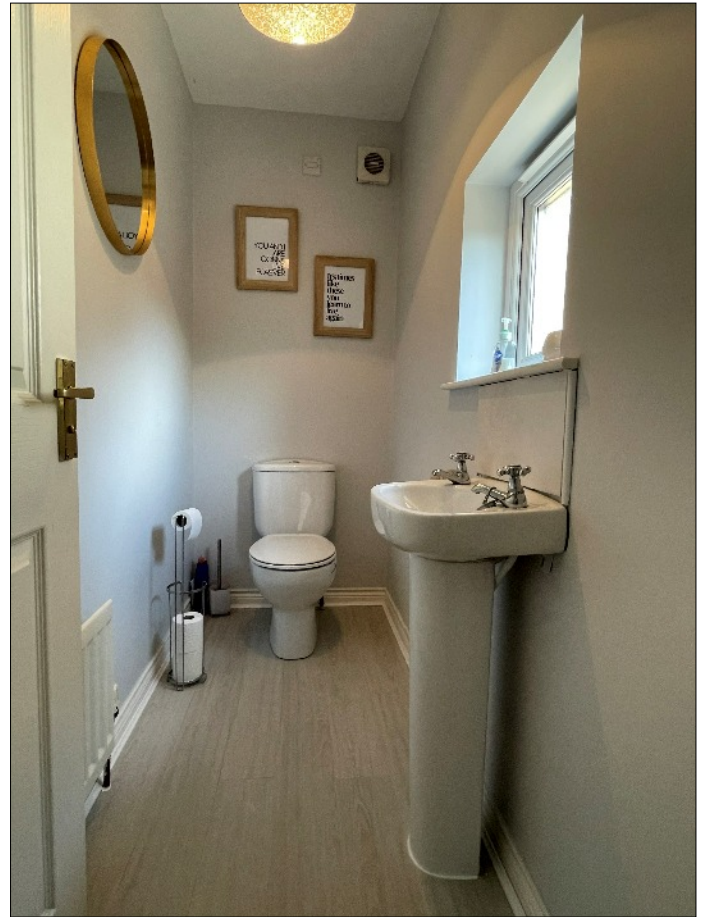
Offers Over **£225,000**



Property Overview

- End Terrace 3 Storey Townhouse
- 4 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- uPVC double glazed windows
- Enclosed garden to the rear
- Integral garage with storage and parking to the front
- Located just off the Portstewart Road with a common green area in the middle of the development
- Good conditional both internally and externally
- Management fee: The Assessment for this Year 2024/2025 is £ £185
- Rates: The assessment for the year 2024/2025 is £1519.62
- EPC Rating - 59D / 65D

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ENTRANCE HALL:

With uPVC entrance door, wooden effect flooring, telephone point, door into garage.

CLOAKROOM:

Comprising w.c. and wash hand basin with tiled splash back, wooden effect flooring, extractor fan.

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OPEN PLAN KITCHEN / DINING AREA:

19' 2" x 17' 0" (5.84m x 5.19m) (MAX) With eye and low level units with splashback, one and half bowl sink unit with drainer, fitted oven and microwave, integrated dishwasher, built in Sandstrom wine cooler, centre island with storage units and integrated Cooke & Lewis electric hob with stainless steel overhead extractor fan, wooden effect floor, uPVC sliding patio door leading to rear garden.

UTILITY ROOM:

7' 0" x 5' 6" (2.13m x 1.67m) With eye and low level units with splash back, wooden effect floor, single basin stainless steel sink unit with drainer, space for washing machine, extractor fan, boiler.

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FIRST FLOOR

LANDING



LOUNGE:

19' 1" x 14' 10" (5.82m x 4.53m) (MAX) With wooden effect floor, fireplace with wood burning stove and tiled hearth, television and telephone points.

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BEDROOM 1:
13' 1" x 11' 2" (4.00m x 3.40m) With wooden effect floor.

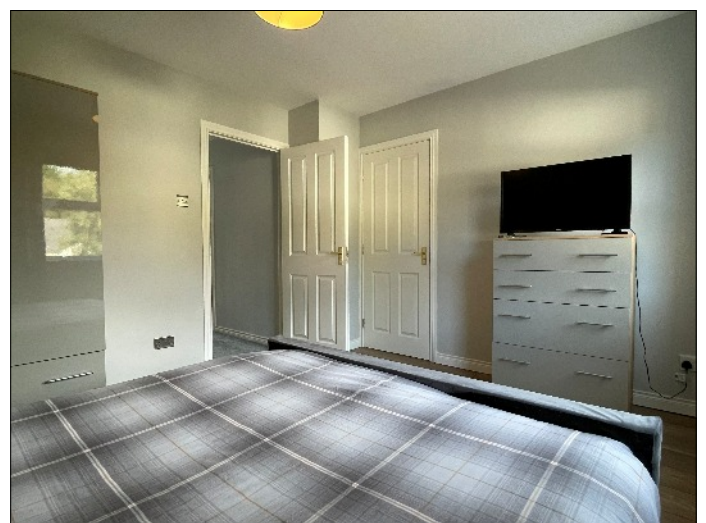
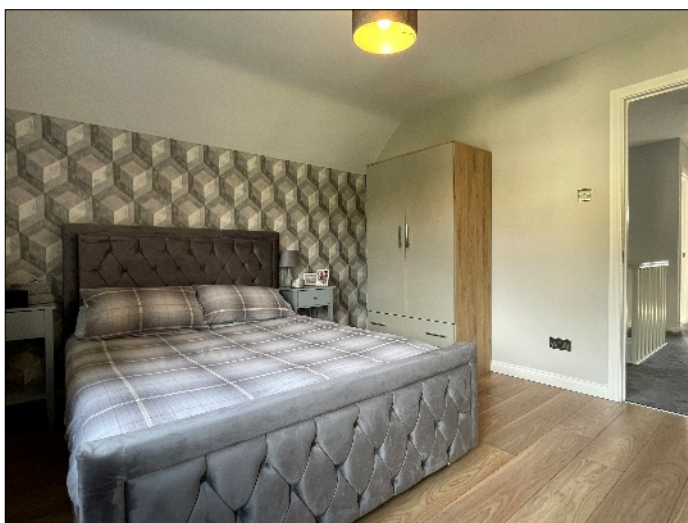
EN-SUITE:
Comprising w.c. and wash hand basin with tiled splash back, tiled floor, fully tiled shower cubicle with mains shower system, extractor fan.

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SECOND FLOOR

LANDING:

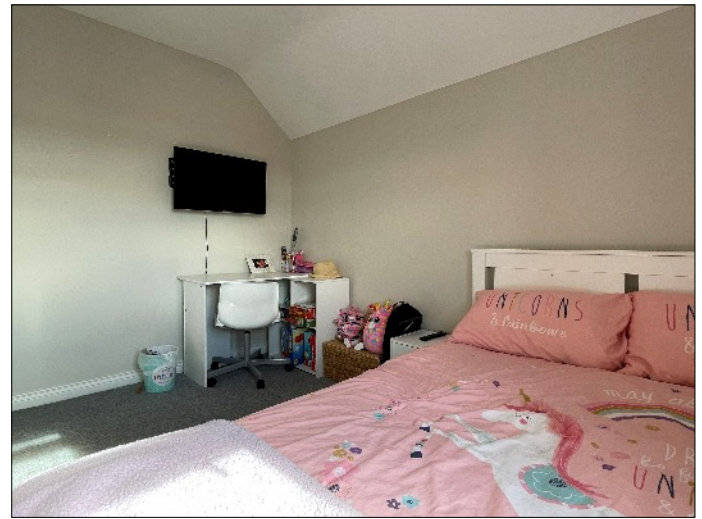
With linen cupboard.



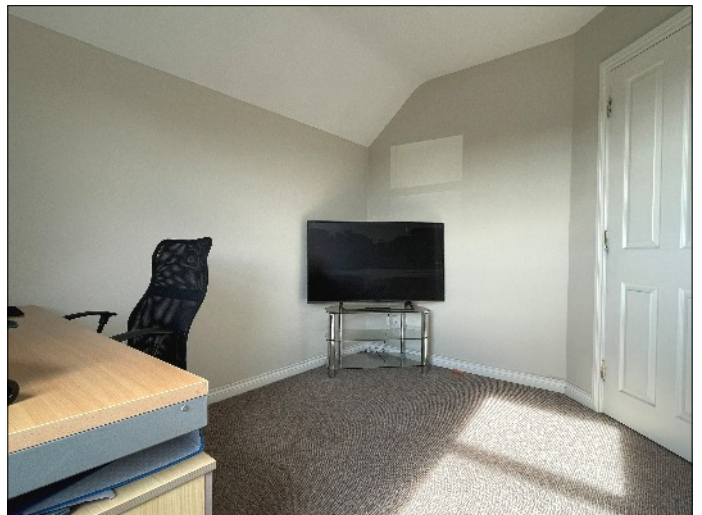
BEDROOM 2:

12' 9" x 11' 0" (3.89m x 3.35m) With wooden effect floor, telephone and television points, access to walk in wardrobe with heated towel rack and extractor fan (formerly En-suite).

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BEDROOM 3:
11' 2" x 8' 3" (3.40m x 2.52m) (MAX) With television point.



BEDROOM 4:
10' 10" x 8' 6" (3.30m x 2.58m) (MAX)

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SHOWER ROOM:

Comprising w.c. and wash hand basin, PVC panelled walls and ceiling, heated towel rail, PVC panelled shower enclosure with mains shower system, extractor fan.

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INTERNAL GARAGE:

19' 2" x 13' 3" (5.84m x 4.05m) (MAX) With electric roller garage door, access to store, lights and power sockets.

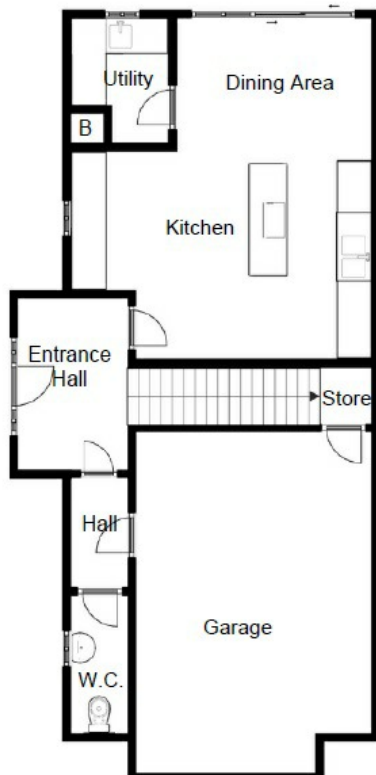
EXTERIOR FEATURES

Parking spaces to the front of the property. The rear of the property is enclosed with gate and fencing, laid in artificial lawn with a paved pathway and section laid in stones, PVC oil tank, outside water tap.

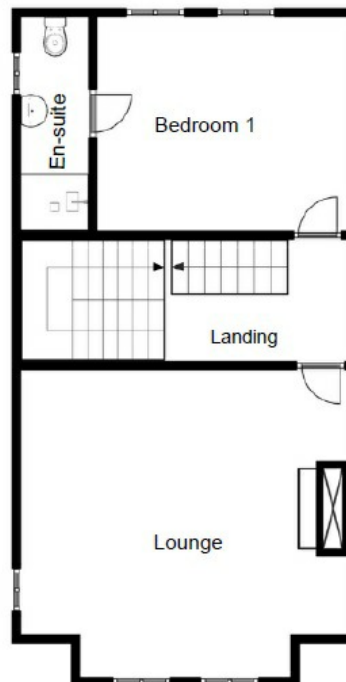
All purchases will be shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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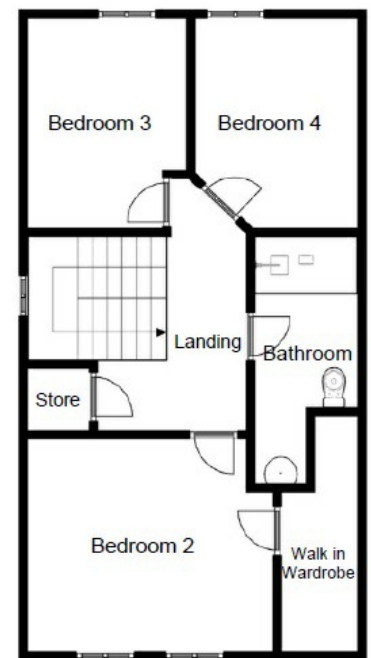
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND 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.
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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.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On leaving Coleraine along the Portstewart Road, turn right into Cloonavin Park, then left into Cloonavin Green and turn right, go to the top of the green and Number 21 is situated on the right hand side.

Tenure: Assumed Freehold

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

Northern Ireland

EU Directive
2002/91/EC



Full EPC available on request

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

COL0181 310325/RT

OUR OFFICE LOCATION



mcafee

24 New Row
Coleraine
BT52 1AF



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