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COLERAINE

1 Rugby Road

BT52 1XR

Offers Over £225,000

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A spacious and deceptive five bedroom semi-detached house located in a popular development of 21 units being a mixture of apartments and townhouses, just off the Mountsandel Road with proximity to Coleraine town centre. Constructed circa 2007 the accommodation is well laid out extending to approximately xxxx sq. ft of comfortable living space and has a pleasant outlook over Coleraine Rugby Club and main pitch. Also, the property itself offers easy access to the ring roads to those willing to commute to Belfast or Londonderry. All in all, a fine house in good condition with early internal inspection highly recommended.

On leaving Coleraine town centre along Lodge Road, take third exit off roundabout at the top of same onto Rugby Avenue. The Rugby Road development sits on the right hand side just after the entrance to Coleraine Rugby Club. No. 1will be the first property on your right hand side as you drive in.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:
4'4 wide with recessed lighting and tiled floor.

Separate W.C.:
With wash hand basin with tiled splashback, recessed lighting and tiled floor.

Lounge: 20'2 x 12'8
With Beech surround fireplace with cast iron inset and tiled hearth, laminate wood floor and French doors leading to:



Kitchen/Dining Area:
With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob and oven, stainless steel extractor fan above, integrated dishwasher and fridge freezer, recessed lighting, drawer bank, tiled floor and PVC French doors leading to rear garden. 17'0 x 15'6



Utility Room:
With single drainer stainless steel sink unit, low level built in units, broom cupboard, cupboard housing gas boiler, plumbed for automatic washing machine, space for tumble dryer, extractor fan, tiled floor and pedestrian door leading to side of property. 13'2 x 5'2



FIRST FLOOR:
Landing:
With storage cupboard.

Bedroom 2:
14'6 average x 12'9
Ensuite off with w.c., wash hand basin with tiled splashback, fully tiled walk in shower cubicle with electric shower, extractor fan and tiled floor.



Bedroom 3:

12'0 x 9'7



Bedroom 4:

13'2 x 9'1



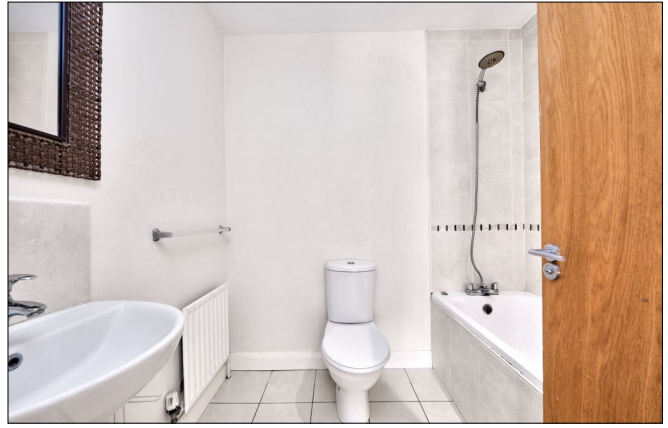
Bedroom 5:

11'8 x 9'9



Bathroom:

With white suite comprising w.c., wash hand basin with tiled splashback, telephone hand shower over bath, extractor fan, recessed lighting and tiled floor.

**SECOND FLOOR:****Landing:**

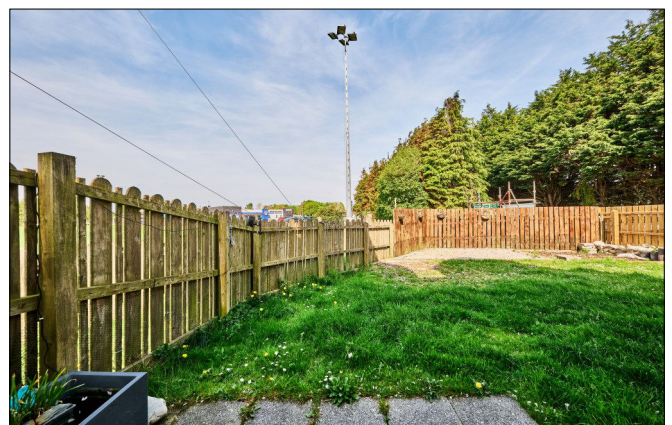
With access to roof space.

Bedroom 1:

With walk in wardrobe. 21'3 x 17'2

**EXTERIOR FEATURES:**

Parking to front of property. Garden to front is laid in lawn with paved pathway. Garden to rear is laid in lawn and fenced in with paved patio area. Screened area to rear. Light to front and rear. Tap to rear.



TENURE:

Leasehold

CAPITAL VALUE:

£170,000 (Rates: £1666.68 p/a approx.)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Details of the annual Service Charge and full management services are available on request. **Current Service Charge is £515.00 (29.04.25).**

