



FOR SALE - 9 Ballyrashane Road, Coleraine.
Offers Over £335,000

7x 1x 3x 1x

nre
northern real estate
we value property



Accommodation:

(Measured to the widest points)

Ground Floor

Entrance Porch: 1.55m x 3.42m

Tiled flooring, painted walls, lighting.

Entrance Hall: 1.84m x 10.39m

Carpet flooring, painted walls, lighting.

Living Room: 6.42m x 9.10m

Carpet flooring, painted walls, feature papered wall, open fire with solid wooden surround and tiled hearth and insert, TV point, wall lighting.

Kitchen / Dining: 4.59m x 6.86m

Tiled flooring, painted walls, eye & low level units with tiling between, integrated under counter fridge & freezer, integrated dishwasher, 1.5 stainless steel sink & drainer, 7 ring gas hob (Belling). TV & Phone point.

Utility / WC Room: 1.80m x 3.71m

Tiled flooring, painted walls, low level units with tiled splashback, plumbing for washing machine and under counter fridge. White suite to include w/c and sink.

Rear Porch:

Tiled flooring, painted walls, lighting, double door opening to back yard.

Boiler House: 1.10m x 1.84m

Tiled flooring, painted walls, lighting.

W/C: 1.00m x 1.35m

Carpet floor, painted walls, white suite to include w/c and sink, lighting.

Bedroom 1: 3.59m x 4.44m

Carpet flooring, papered walls, lighting.

Ensuite: 0.81m x 2.36m

Tiled floor, fully tiled walk in mains shower, sink.

Bedroom 2: 3.03m x 4.19m

Carpet flooring, papered walls, lighting.

Bedroom 3: 3.24m x 4.18m

Carpet flooring, papered walls, lighting.

Bedroom 4: 3.09m x 3.37m

Carpet flooring, painted walls, lighting.

Bathroom: 2.34m x 4.44m

Vinyl flooring, part tiled part painted walls, white suite to include bath, sink with storage, fully tiled walk in electric shower cubicle, chrome radiator.

First Floor

Bedroom 5: 3.02m x 6.53m

Carpet flooring, painted walls, recessed lighting, eve storage.

Bedroom 6: 4.68m x 5.56m

Carpet flooring, painted walls, recessed lighting, eve storage.

Bedroom 7: 2.64m x 6.71m

Carpet flooring, painted walls, recessed lighting, eve storage.

Hot press: 0.80m x 0.88m

Garage: 7.30m x 12.26m

Concrete flooring, lighting, electric points, pedestrian door and sliding door.

Out House/ Office: 2.18m x 6.48m

Lighting, electric points

Description:

This is a unique opportunity to the open market

offering a spacious detached property on a highly

accessible commuter route to the world famous

North Coast.

The property has the adaptability to move from a 4

bedroom property on the ground floor to potentially

expanding to a 7 bedroom residence maximising the

first floor footprint.

Consideration could also be given to commercial

uses or HMO potential.

The property also boasts a generous plot with

private car parking to the rear, rear gardens for

entertaining space, along with a large detached

garage ideal for someone working from home.

Viewing is strictly by appointment only



External:

Property is accessed via a private tarmac driveway which is bordered by front and side lawns and mature hedging.

The side & rear garden is also laid in a mix of lawn, paving and decorative stone

Heating is via Oil Heating.

Outside Tap & Lighting

Double Glazed Wooden Windows & Doors

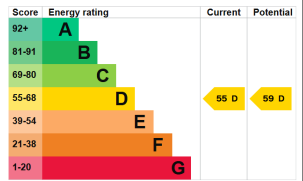
Approximate annual rates payable as per 2025: £2557.50

Tenure: Assumed to be freehold

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



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