

## FOR SALE

4 Greenmount Drive  
Coleraine, BT51 3QE

x1  x1  x3 

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### CONTACT DETAILS

[colin@nreproperties.com](mailto:colin@nreproperties.com)



OFFERS OVER  
**£150,000**

A well-presented three-bedroom bungalow offering generous accommodation, a bright living room, and garden, ideally located close to the town centre of Coleraine. In need of some modernisation, with excellent links to the North Coast and Ballymoney.

**WE VALUE PROPERTY**

## ACCOMMODATION

### Entrance Hall (2.56m x 3.30m):

Carpet, painted walls, lighting and alarm.

### Living Room (3.84m x 4.93m):

Carpet, painted walls, lighting, TV power points, open fire with tiled insert and hearth, wooden surround.

### Kitchen (3.36m x 3.89m):

Lino flooring, painted walls, and lighting throughout. Eye-level and low-level units with tiling between, plumbing for a dishwasher, a 1.5 bowl stainless steel sink, and an integrated hob and oven.

### Bedroom 1 (3.32m x 3.32m):

Carpet, painted walls, and lighting.

### Bedroom 2 (2.36m x 3.32m):

Carpet, painted walls, and lighting.

### Bedroom 3 (2.43m x 2.59m):

Carpet, painted walls, and lighting.



### Bathroom: (1.48m x 2.35m):

Lino floor, tiled walls, lighting, white suite to include w/c, and bath.

### Garage: (2.75m x 5.56m):

Concrete floor, plumbing for washing machine, electric points, garage door and pedestrian door.



#### MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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 or representation of 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 service 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.
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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.



## FEATURES & DETAILS

Oil Fired Heating  
 On Site Car Parking  
 Hardwood double glazed windows & uPVC doors

*N.B. Please note that any services, heating system, or appliances have not been tested and no warranty can be given or implied as to their working order.*



## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 northern real estate  
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