

## For Sale

35 Coleraine Road, Portrush, BT56 8EA

Offers Around **£350,000**



### Property Overview

- Semi Detached House
- 6 Bedrooms, 3 Reception Rooms
- Oil fired heating (to ground floor of the property only)
- Part double and part single glazed windows.
- Prestigious location fronting the main Coleraine Road
- Convenient to Portrush town centre and local Primary schools
- Offers many of its original features and charm
- With in a few minutes walking distance to West Strand beach
- Rates: The assessment for the year 2020/2021 is £1693.20
- EPC Rating - G1

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**Entrance Porch:**

With uPVC stained glass panelled front door and side panel, laminate flooring, part panelled walls, telephone point, under stairs storage, feature staircase.

**Reception Hall:**

With feature cornice, plate rack, wired for wall lights.

**Shower Room:**

Comprising fully tiled shower cubicle with Mains shower fitting, w.c., Wash hand basin set in vanity unit, wall mounted heater, shaver point, wired for wall light, tiled floor and fully tiled walls.



**Lounge:**

28'6 x 14'1 (MAX) with tiled fireplace and hearth, bay window, feature cornice, wired for wall lights, feature recess display area, glass panel doors from hallway and to dining room.

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**Inner Hallway:**

With part panelled walls, telephone point, wired for wall light, understairs storage, glass panel door to:

**Family Room:**

13'8 x 12'6 (MAX) with tiled fireplace, marble hearth, mahogany mantle, feature cornice, wired for wall light, glass panel door to:



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**Kitchen:**

16'1 x 13'0 with eye and low level units, double drainer stainless steel sink unit, 'Stanley' range, extractor fan, plumbed for automatic washing machine, telephone point, fully tiled on three walls, woodgrain uPVC rear door, archway to:

**Dining Room:**

13'0 x 12'8 with glass panel door to lounge, wired for wall light.

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**FIRST FLOOR**

**Landing:**

With part panelled walls and hot press.

**Bedroom (1):**

15'6 x 13'3 (into bay window) with tiled fireplace, picture rail, wash hand basin set in vanity unit.



**Bedroom (2):**

14'1 x 12'7 (into bay window) with tiled fireplace, picture rail, wash hand basin set in vanity unit.



**Bedroom (3):**

12'10 x 9'3 with picture rail, wash hand basin set in vanity unit.

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**Bathroom:**

Comprising wash hand basin, corner bath, PVC panelled shower cubicle with mains' shower fitting, wired for wall light, heated towel rail, woodgrain uPVC double glazed window.

**Separate w.c.:**

With w.c., And fully tiled walls.

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## SECOND FLOOR

### Landing:

With part panelled walls, access to roof space, storage cupboard, Woodgrain uPVC double glazed window.

### Bedroom (4):

10'2 x 9'5 (plus Dormer window) with wash hand basin set in vanity unit.

### Bedroom (5):

13'2 x 10'2 with wash hand basin set in vanity unit.

### Bedroom (6):

15'9 x 8'3 (max) with Velux window.



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## EXTERIOR FEATURES

Garden laid in lawn to front enclosed by small wall, and boarded with screened beds with trees, plants and shrubs. Tarmac driveway to front and side with parking area. Outside light to front and rear. Garden laid in lawn to rear, enclosed by fencing with gate to side, trees, plants and shrubs to rear, paved patio area, water tap, PVC oil tank.

## Garage / Store Area:

42'6 x 8'4 with roller and pedestrian doors, power and light.





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## FLOOR PLANS



**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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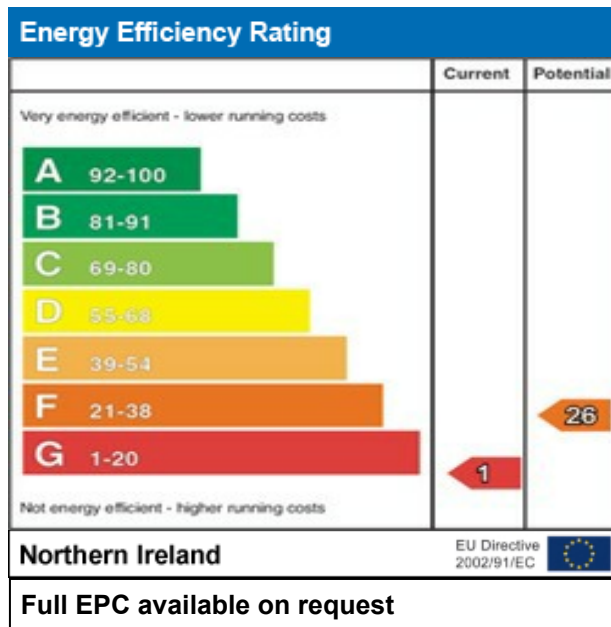
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**Property Location:**

On approaching Portrush from Coleraine you will find Number 35 on the right hand side as you near the Metropole roundabout.

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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](http://www.mcafeeproperties.co.uk)  
[portstewart@mcafeeproperties.co.uk](mailto:portstewart@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**

PST1348 040321/RT  
 PC 041121 PC 260822  
 PC 011122 PC 230124

**OUR OFFICE LOCATION**



# Think

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