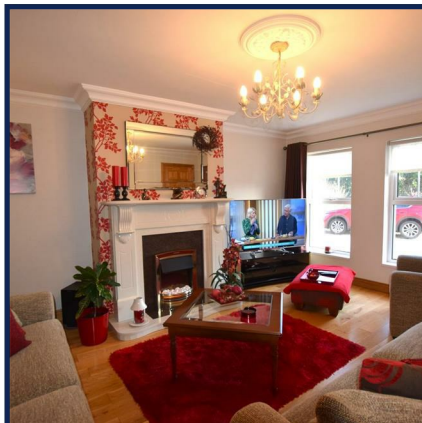
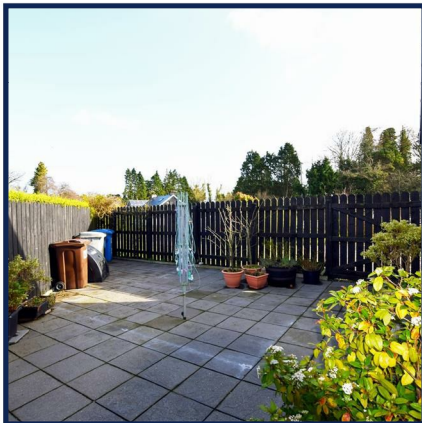


Offers over
£285,000



137 Curragh Road, Aghadowey, Coleraine, BT51 4BT



- 4 Bed, 2 Reception Detached Residence
- Integral Garage
- Oil Fired Central Heating
- Double Glazed Windows
- uPVC Soffits, Fascia's, Raingear
- Solid Oak Skirtings
- Convenient Countryside Location within easy commuting distance to Coleraine
- With easy commute to Belfast, Londonderry & Limavady
- Spacious Family Accommodation
- Exquisite Finish Throughout

DESCRIPTION

This contemporary family home offers spacious living accommodation with rooms of excellent proportion, the property has been maintained to the highest of standards by its current owners. Occupying a secluded rural site with patio areas to the side and rear of the property, this attractive home is equally convenient to many centres, being seven miles from Coleraine, five miles from Ballymoney, walking distance to the local primary school and within 45 minutes commuting distance of Belfast City Centre via M2 motorway. Early internal inspection is highly recommended to appreciate the high calibre of this home.

ACCOMMODATION COMPRISING**Entrance Porch**

with tiled flooring.

Entrance Hall

With solid oak flooring, telephone point.

Lounge

16'4 x 12'7

With solid oak flooring, fireplace with electric fire inset and polished stone surround, cove ceiling, ceiling rose, TV point.

Sitting Room

11'4 x 12'4

With solid oak flooring, multi-fuel stove, TV point.

Kitchen

19'5 x 14'2 (to widest points)

With range of eye and low level units, half tiling between units, concealed low level lighting, one and a half stainless steel sink unit, built in fridge, built in 'Smeg' dishwasher, space for Range style cooker, extractor fan built over and fully tiled flooring.

Dining Room

11'7 x 11'4

With solid oak flooring, TV point, coving.

Utility Room

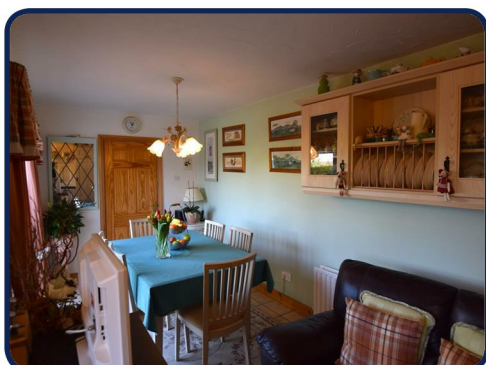
9'1 x 6'4

With range of eye and low level units, half tiled between units, stainless steel sink unit, plumbing and space for washing machine and tumble dryer.

Leading to:

Cloakroom

With W/C, wash hand basin, tiled splash back, fully tiled flooring, extractor fan.



FIRST FLOOR LANDING

With laminate wooden flooring, hot press, access to roof space (fully floored), study/ seating area, Velux window.

Bedroom 1

13'8 x 12'7

With wooden laminate flooring, TV point.

Leading to:

En-suite / Dressing Area

11'7 x 8'0

With fully tiled walk in electric shower cubicle, half tiling between walls, W/C, vanity basin with storage underneath, fully tiled flooring, built in wardrobes with shelving.

Bedroom 2

11'7 x 11'4

With wooden laminate flooring, Velux window.

Bedroom 3

11'4 x 10'3

With wooden laminate flooring, built in shelved slider robes.

Bedroom 4

10'3 x 9'1

With wooden laminate flooring, Velux window.

Bathroom

With fully tiled walk in power shower, bath, W/C, wash hand basin with storage underneath, LED touch mirror, half tiled walls, extractor fan, fully tiled flooring.

Integral Garage

17'7 x 11'8

With roller door, built in cupboards, light.

EXTERIOR

Property approached by stoned driveway, with ample space for parking. Fully enclosed garden to front with selection of shrubs and plants, fully enclosed by wall, and outside light.

Side garden fully enclosed by fencing, paved patio area outside light.

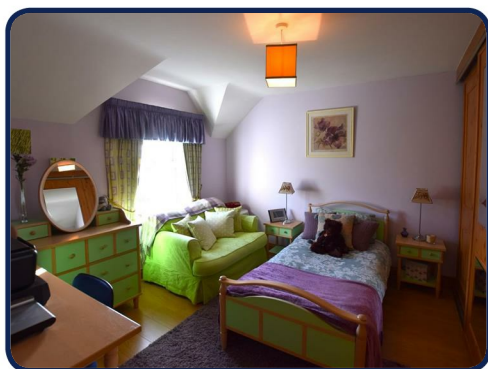
Rear garden fully enclosed, paved patio area, outside light and tap.

Additional Information

Tenure: Freehold

Estimated Rates: £1,653.58 Per Annum













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.