



FOR SALE - 128 Killeague Road, Coleraine.

£374,950

4x 3x 3x 1x

nre
northern real estate
we value property



Accommodation:

(Measured to the widest points)

Entrance Hall: 1.11m x 1.98m

Carpet flooring, painted walls, lighting, glass door to hallway.

Entrance Hall: 3.23m x 7.82m

Carpet flooring, painted walls, feature lighting, phone point, ceiling coving and beam vacuum point.

Snug: 3.88m x 3.99m

Laminate wood flooring, painted walls, recessed lighting, TV & phone point, wooden fire surround, tiled hearth with electric fire and beam vacuum point.

Living Room: 4.44m x 5.67m

Solid wood flooring, painted walls, recessed lighting, TV point, Marble fire surround with granite insert and electric fire, ceiling coving and beam vacuum point.

Dining Room: 3.36m x 3.86m

Laminate wood flooring, painted walls, lighting phone point, internal glazed windows to hallway.

Kitchen: 4.78m x 6.33

Tiled flooring, painted walls, eye & low level units with PVC splashback, integrated double oven, electric hob, dishwasher & fridge freezer, sunken sink & drainer, TV point, recessed lighting, beam vacuum point, wood burning stove.

Utility Room: 1.78m x 3.16m

Tiled flooring, painted walls, low level units with tiled splashback, plumbing for washing machine, stainless steel sink & drainer.

Sunroom: 3.81 x 3.91m

Tiled flooring, painted walls, lighting, patio doors to outside space and double internal doors to hallway.

Rear Porch: 1.08m x 4.74m

Tiled flooring, painted walls, lighting.

Storage: 0.87m x 1.27m

Tiled flooring, painted walls, lighting.

W/C: 0.86m x 1.77m

Tiled flooring, painted walls, lighting, white suite to included w/c, sink with tiled splashback.

Bedroom 1: 3.95m x 4.57m

Carpet flooring, painted walls, lighting, built in furniture.

Ensuite: 0.99m x 3.33m

Tiled flooring, painted walls, lighting, white suite to included w/c, sink with tiled splashback and fully tiled walk in shower with electric powered shower.

Bedroom 2: 3.78m x 4.58m

Carpet flooring, painted walls, lighting, TV point, built in furniture and sink with low level unit.

Bedroom 3: 3.35m x 4.30m

Carpet flooring, painted walls, lighting, built in furniture, sink and low level unit.

Bedroom 4: 3.27m x 3.34m

Carpet flooring, painted walls, TV point.

Bathroom: 3.44m x 3.98m

Tiled flooring, half tiled half painted walls, lighting, chrome towel radiator, white suite to include w/c, sink, bath and fully tiled walk in shower with electric shower.

Hot press: 0.98m x 2.14m

Double Garage: 6.33m x 6.55m

Painted walls, concrete flooring, lighting, electric points, attic storage, PVC pedestrian door and 2 x roller doors.

Out House 1: 4.16m x 4.56m

Out House 2: 3.79m x 5.67m

Description:

Exceptional Detached Country Property with

Detached Double Garage on an extensive corner plot.

The property is located just off the main A29 road network which links the world renowned North Coast to Mid Ulster regions.

This property is immaculately presented with impressive accommodation internally and extensive outside space.



External:

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

The rear of the property is extensive with a mix of manicured lawns, vegetable garden incorporating green house, polytunnel and wooden outhouse with flag paving entertaining space.

Heating is via Oil Heating and Wood burning stove.

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2023:
£2326.26

Tenure:
Assumed to be freehold

EPC:

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		

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