

Exterior Features

Enclosed concrete yard to rear.

Boiler House/Store

Rear vehicular access by way of Mews lane to:

Detached Garage 15'11 x 10'0 with sliding doors, light and power

Garden Area to rear of Garage

Garden to front laid in coloured stone

Other Features

Oil Fired Heating (Boiler replaced approx. 2 years ago)

uPVC Double & Soffits

uPVC Fascia (Front Elevation)

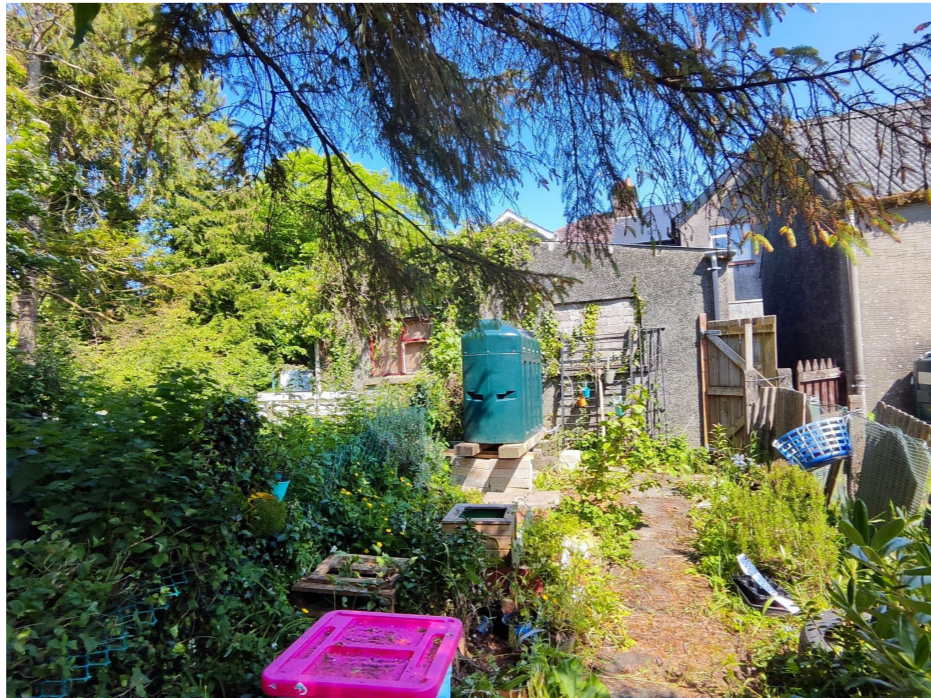
Ideal Investment or First time Buy

A Short Drive From most Beaches and coastal towns (Castlerock, Downhill, Portrush, Portstewart).

For Further Details and Permission to View Contact Selling Agents

Sol: M/s Wilson Nesbitt Sols, 33 Hamilton Road, Bangor, BT20 4LF

Ref: CR4932.MP.050623



Coleraine
10 Carthall Road, BT51 3LR

Also known as "Sunbeam Terrace" this well presented and maintained both internally and externally mid-terrace offers generous three bedroom, two reception accommodation and cannot fail but to impress. Retaining much of its' original character and charm, with the benefit of uPVC double glazed windows and a recently re-felted and tiled roof this super family home is within walking distance of Coleraine Town centre as well as major Primary, Secondary and Grammar Schools and is sure to cause a real stir in the local property market. An early appointment to view is highly recommended.

Offers Over: £119,950

Coleraine Office
20 New Row
Coleraine BT52 1AF

T : 028 7034 2224

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	62 D
39-54	E		
21-38	F		
1-20	G		

-MISREPRESENTATION CLAUSE: Pollock

Residential, 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 of representation or 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 services 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.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.
8. None of the systems or equipment in the property has been tested by Pollock Residential for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.



Location: Leave Coleraine Town Centre via the "Old Bridge" and stay in the centre lane at Waterside turning immediately left at the 4th set of traffic lights on to Captain Street Lower. Proceed along same and turn right on to Captain Street Upper at the junction with Hazelbank Road and then on to Carthall Road. No.10 is on the left hand side

**Accommodation
Comprising:**

Entrance Porch
with tiled floor and glass panel door and screen to:

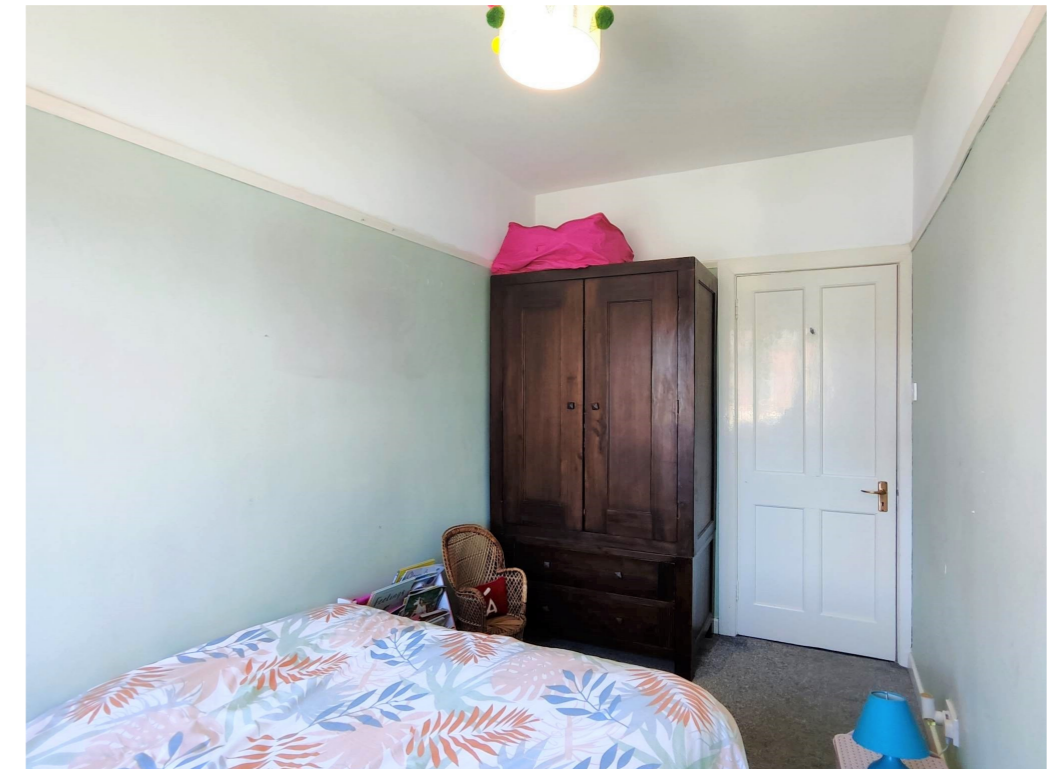
Hall
with coving



Lounge 11'5 x 11'2
with feature cast iron fireplace, tiled hearth, coving and picture rail



Bedroom (3.) 12'9 x 6'9
with picture rail





Bedroom (2.) 13'7 x 9'2
with picture rail



Family Room 12'8 x 11'11
with feature brick fireplace, tiled
hearth, mantel board, picture rail
and storage under stairs





Kitchen 10'1 x 8'2
with stainless steel sink unit, range of eye and low level units, display cabinet, hob, under oven, extractor, plumbed for automatic washing machine, tiled between work tops and eye level units, tiled floor



First Floor

Landing
With Storage Cupboard

Bathroom
with wash hand basin, Aqua Profile Plus Shower over Bath, extractor fan. Part tiled part paneled walls

Hot Press with Immersion Heater

Separate WC



Bedroom (1.) 10'1 x 8'2
with picture rail

