

A helping hand with
owning your home



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Coleraine

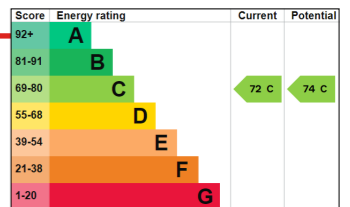
1A Farranlester Road, BT51 3QR

Set on a choice mature site, on the outskirts of Coleraine Town, this superb detached residence offers generous well proportioned, four bedroom, three plus reception living accommodation, with the bonus of a good detached garage and cannot fail but to impress. A fantastic family home within easy driving distance of the Riverside Retail Park as well as the main commuter link to Londonderry/Derry, Ballymoney, Belfast and beyond, this really is one which must be seen to be truly appreciated, early viewing is a must!

Offers Over: £369,950

Coleraine Office
20 New Row
Coleraine BT52 1AF

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Location: Leave Coleraine Town Centre via the Strand Road and take the 3rd exit at the roundabout on to the dual carriage way and then straight on (2nd exit) at the next roundabout. Continue on the Dunhill Road (A37) and then take the next exit on the right on to Farranlester Road and No. 1A is 1st on the right.

Accommodation Comprising:

Double Front Door to: Hall

with double Cloaks cupboard, laminated wooden flooring and double glass panel doors to:

Lounge 17'4 x 13'0

with feature Oak surround fireplace, cast iron inset and slate hearth, multi-fuel stove, box window, points for wall lights, dimmer switch



CONOR
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Lead Agent

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Coleraine

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Other Features

Oil Fired Heating

Woodgrain uPVC Double Glazed Windows

Woodgrain uPVC Fascia and Soffits

Woodgrain uPVC External Doors

Oak Internal Doors Skirting's and Architraves

For further details and Permission to View contact Selling Agents

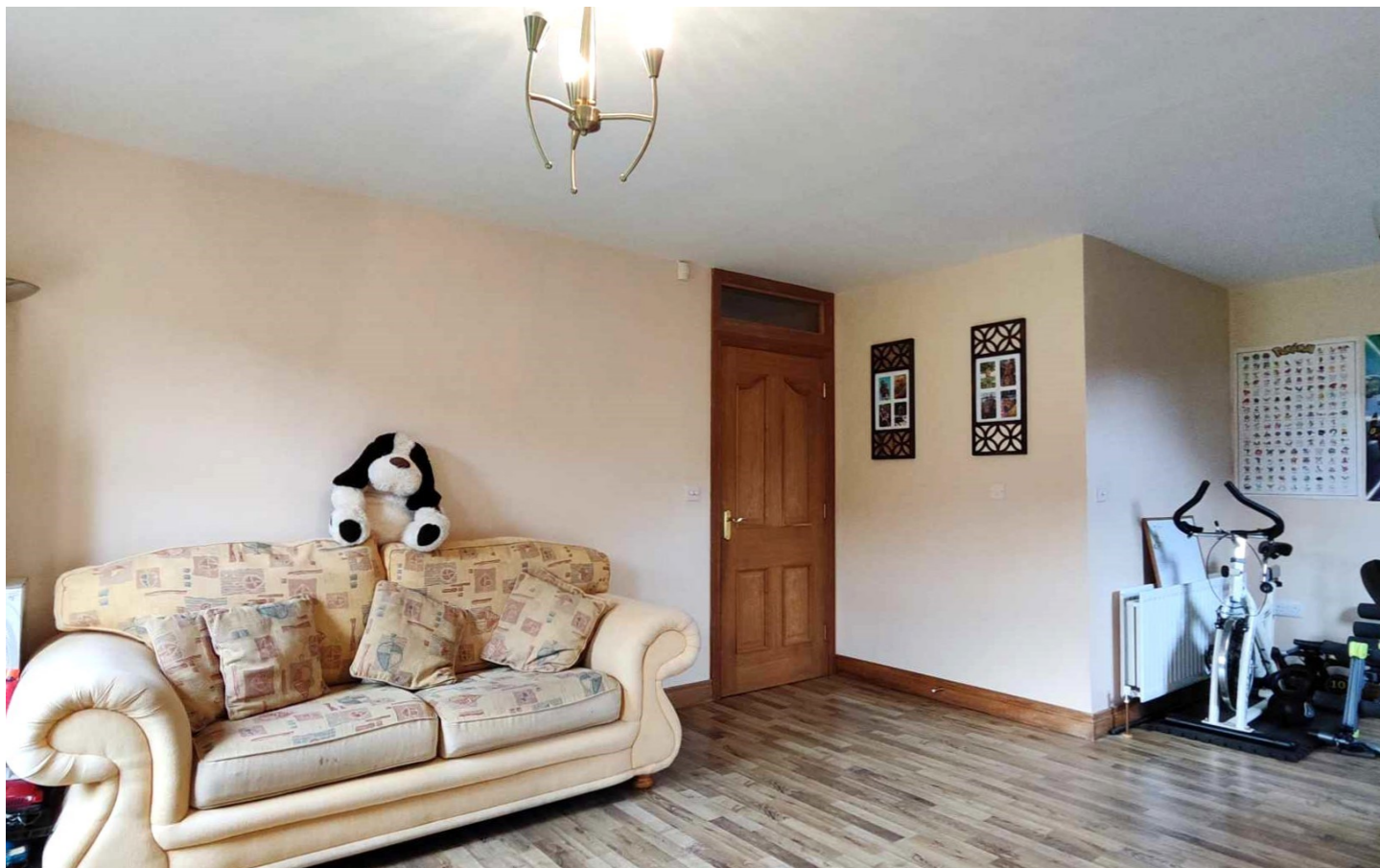
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Family/Dining Room 21'1 x 13'1 (7'9 min)
with TV and telephone points, points for wall lights, dimmer switch





Open Plan Kitchen/Dining 28'5 x 11'8 (plus recess)



with bowl and half stainless steel sink unit, extensive range of Oak eye and low level units, space for range style cooker with feature surround and tiled splashback, extractor, integrated fridge, freezer and dishwasher, extractor, recessed lights, tiled between work tops and eye level units, tiled floor. French Doors to rear Garden and double glass panel doors to Hall



Split-level Bathroom & WC combined 11'3 x 10'0

With free standing Bath on claw feet, telephone hand shower, double walk-in tiled shower cubicle with Heatstore Aquaplus shower fitting, half paneled walls, tiled floor recessed lights



Exterior Features

Detached Garage 20'9 x 13'11

with roller door, pedestrian door, strip lighting and power

Tarmac driveway continuing to the **Garage** and with parking area to the front of the property

Gardens laid in lawn to front and side with shrub and mature hedge borders

Generous mature garden laid in lawn to rear with shrub and hedge border and large paved patio area with Alpine style rockery and water feature. Cobbled path to additional private cobbled rotunda

Outside Lights and Tap



Utility Room 11'1 x 5'5

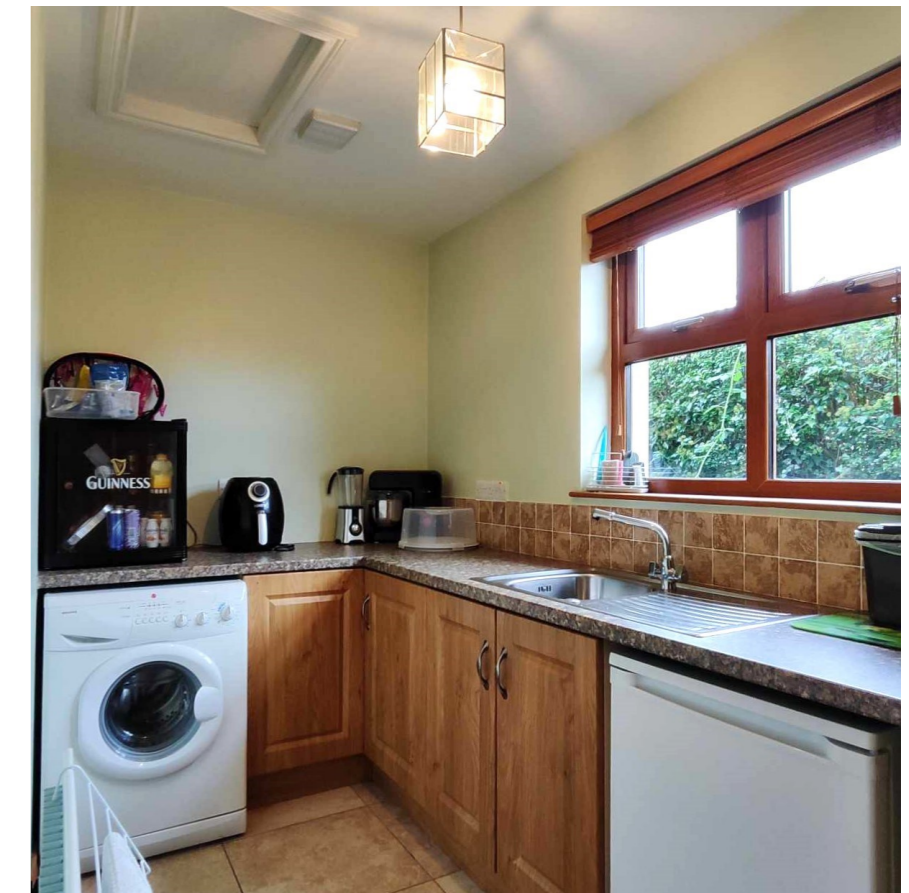
with stainless steel sink unit, low level units, plumbed for automatic washing machine, part tiled around work tops, tiled floor

Rear Hall

with recessed lights, tiled floor. French Doors to rear Garden

Separate WC

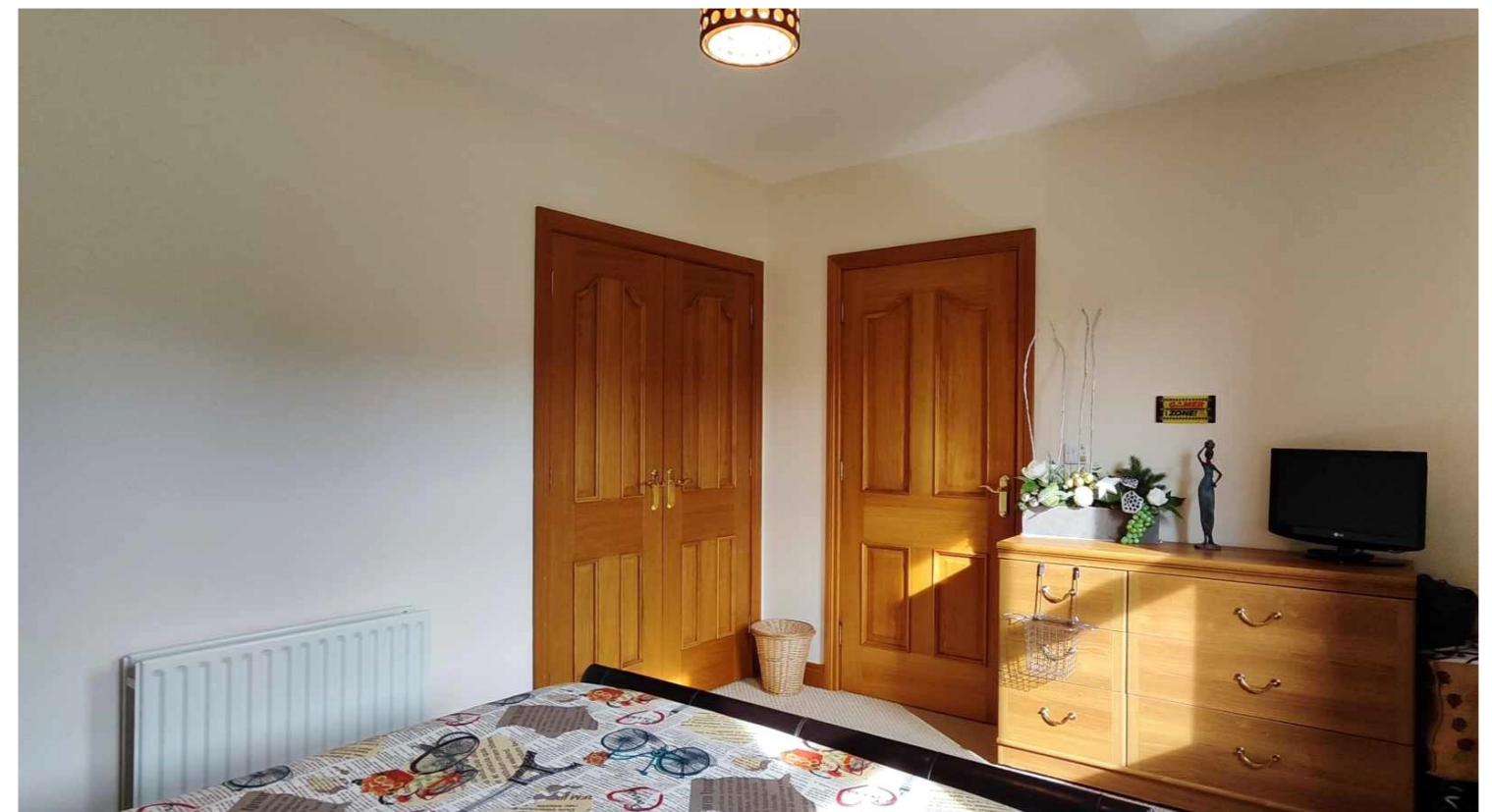
with wash hand basin, extractor fan, tiled floor



Sun Room 14'4 x 11'5
with vaulted ceiling, tiled floor. Glass panel door to Inner Hall, French Doors to rear Garden.



Bedroom (4.) 13'1 x 9'5
with built-in wardrobe



Bedroom (3.) 13'1 x 9'1 (plus door recess)

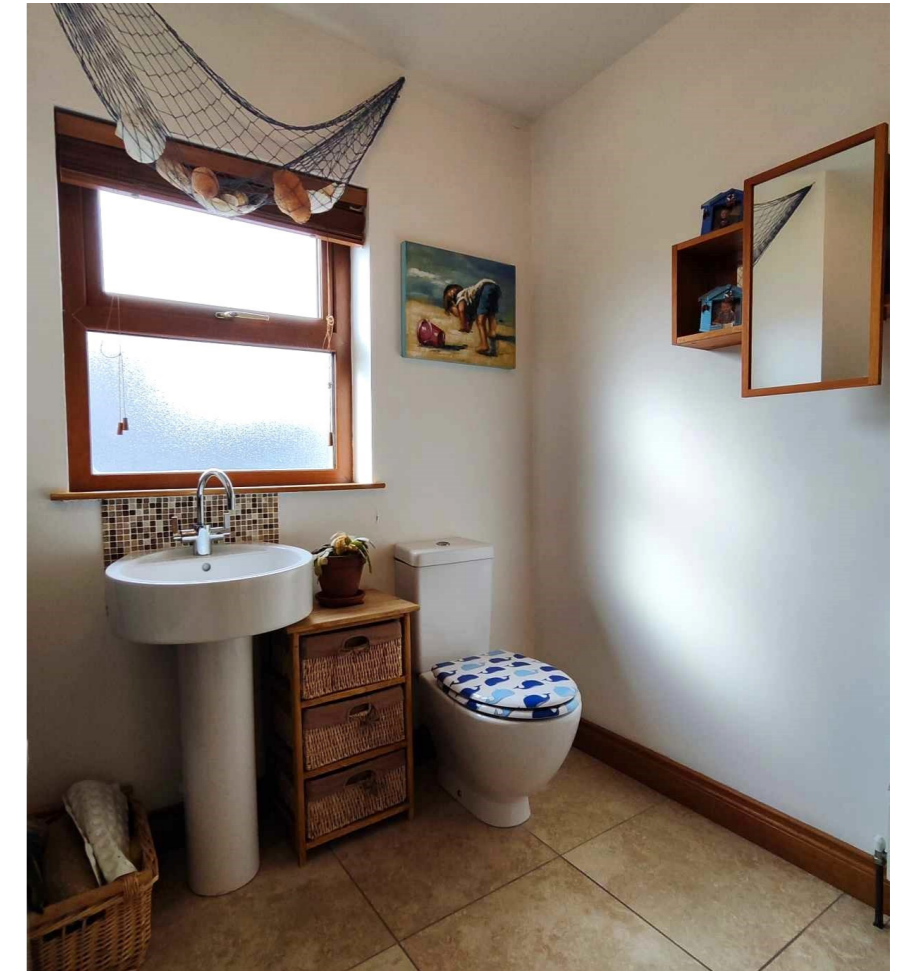


First Floor

Landing
with double built-in storage cupboard and part laminated wooden flooring

Double Hot Press/Linen Cupboard

Bathroom & WC combined 8'2 x 7'10
with extractor fan, part tiled around bath and wash hand basin, tiled floor

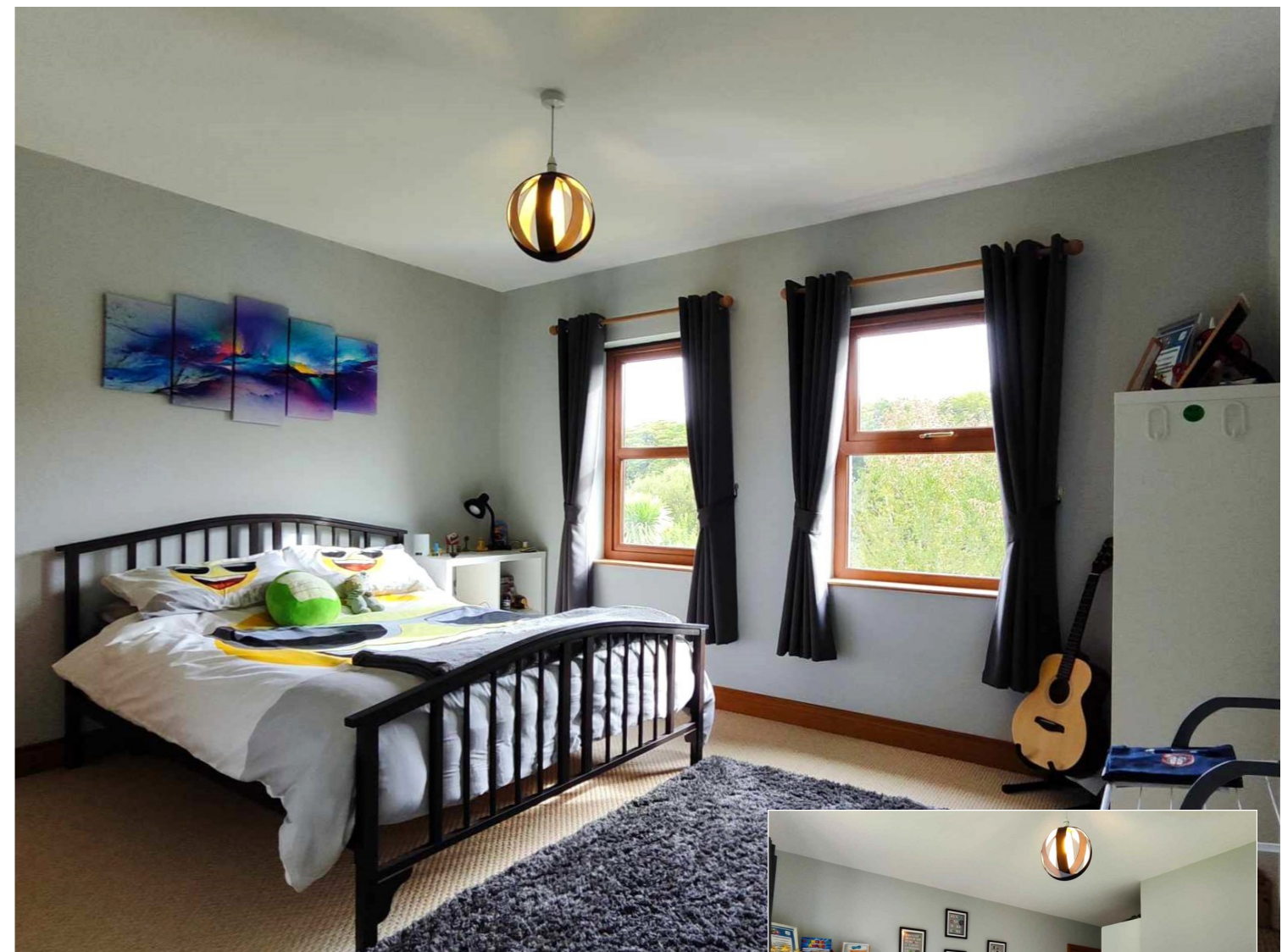




Master Bedroom 15'1 x 11'9
with TV and telephone points.

Walk-in Dressing Room 7'5 x 7'2
with recessed lights.

Ensuite comprising WC, wash hand basin, uPVC panelled walk-in shower cubicle, with mains shower fitting, extractor fan, tiled splashback and floor



Bedroom (2.) 12'9 x 10'1 (plus door recess)

Ensuite comprising WC, vanity unit, uPVC panelled walk-in shower cubicle, mains shower fitting, extractor fan, tiled splashback and floor

