

**For Sale**

22 Cairn Road, Off Ballycairn Road, Coleraine, BT51 3JP

Offers Around: **£295,000**



**Property Overview**

- Detached Chalet
- 5 Bedrooms, 3 Reception Rooms
- Oil central heating – Newly installed boiler in November 2022
- Woodgrain uPVC double glazed windows
- Excellent order throughout
- Choice corner site located just off the Ballycairn Road
- Situated close to both primary and secondary schools
- Oak interior doors
- Rates: The assessment for the year 2022/2023 is £1907.53
- EPC Rating - 49E

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**ENTRANCE PORCH:**

With outside light.

**ENTRANCE HALL:**

With mahogany single glazed front door with glass side panels, tiled floor, wired for wall lights, Woodgrain uPVC glass panel door and glass side panel to:

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**LOUNGE:**  
15' 5" x 15' 1" (4.70m x 4.60m) With marble fireplace and electric glass fronted fire, wired for wall lights, wooden effect flooring, oak glass panel door from hall, television point.

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**DINING ROOM:**

11' 6" x 9' 6" (3.50m x 2.90m) (MAX) With oak glass panel door from hall, wired for wall lights, open to:

**CONSERVATORY:**

9' 10" x 9' 2" (3.0m X 2.8m) (MAX) With tiled floor, wired for wall lights, Woodgrain uPVC French doors to side garden, Perspex roof, radiator.

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**KITCHEN:**

16' 5" x 11' 2" (5.00m x 3.40m) With eye and low level units including saucepan drawers, larder units, glass eye level units and wine rack, one and a half bowl sink unit, space for fridge / freezer, concealed lighting, Hotpoint stainless steel extractor fan, Belling hob, Hotpoint double oven, Antico flooring.

**UTILITY ROOM:**

7' 10" x 6' 7" (2.40m x 2.00m) With eye and low level units, plumbed for dishwasher and washing machine, single drainer stainless steel sink unit, Woodgrain glass panel door to the rear.

**CLOAKROOM:**

Comprising wash hand basin and w.c..

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**BEDROOM 1:**

14' 4" x 9' 2" (4.36m x 2.80m) With built-in furniture comprising wardrobes, overbed storage, bedside lockers and set of drawers.



**BEDROOM 2:**

11' 2" x 9' 9" (3.40m x 2.98m) With built-in furniture comprising wardrobes, overbed storage, bedside lockers and set of drawers.

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**BATHROOM:**

Comprising jacuzzi bath with telephone hand shower, tiled shower enclosure with mains rainfall and body shower attachments, wash hand basin set in vanity unit, w.c., heated towel rail, half tiled walls, tiled floor, extractor fan, recess lighting.

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## FIRST FLOOR

### LANDING:

With linen cupboard, 2 Velux windows, access to eaves storage.



### BEDROOM 3:

19' 4" x 12' 10" (5.90m x 3.90m) Currently used as games room. With access to eaves storage and attic, 2 Velux windows.





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**BEDROOM 4:**

12' 10" x 9' 6" (3.90m x 2.90m)



**BEDROOM 5:**

22' 0" x 19' 4" (6.70m x 5.90m) (MAX) With laminate flooring, built-in furniture comprising wardrobes and overbed storage, Velux window.



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**SHOWER ROOM:**

Comprising corner shower enclosure with Redring electric shower fitting, wash hand basin, w.c., PVC panelled walls, Velux window.



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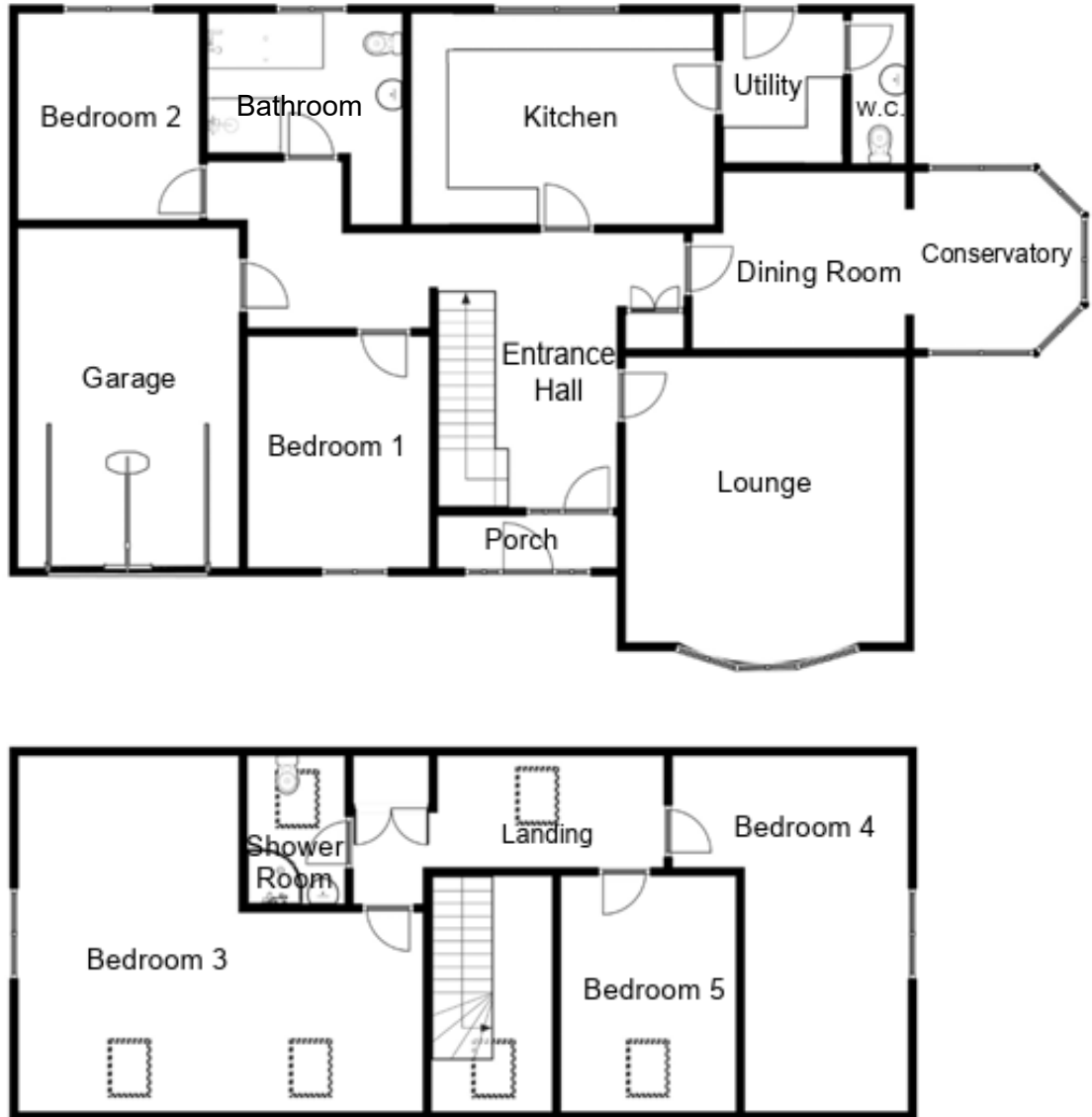


**EXTERIOR FEATURES**

Garden laid in lawn to front and side with screened shrub beds and enclosed by hedging. Paved patio area to the side with fencing on 1 side and pedestrian gate to the rear. Paviour parking and driveway to the front. Concrete area to the rear on 3 levels enclosed by hedging. Raised shrub bed to the side. Outside lights to the front and rear. Water tap to the rear. PVC oil tank. Wooden garden shed.

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FLOOR PLANS



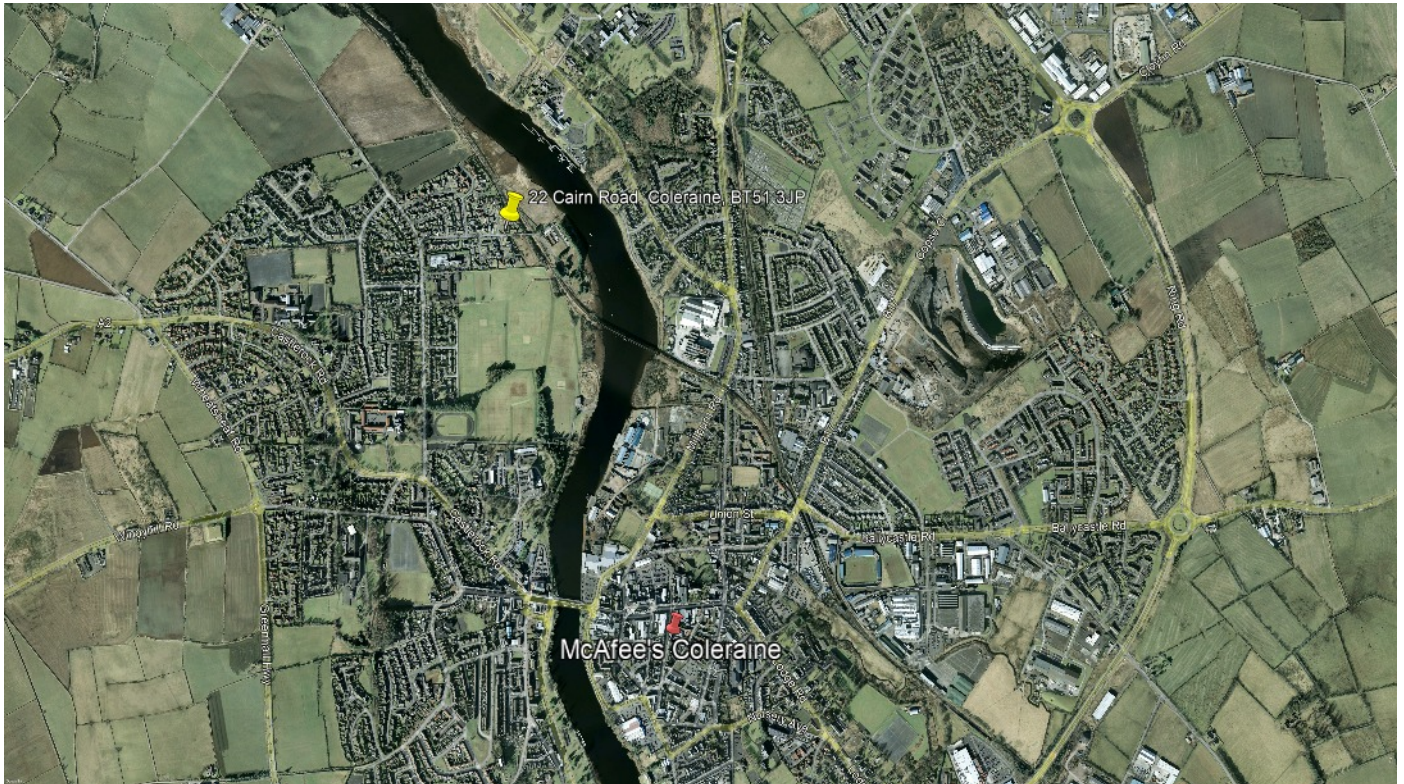
**For illustrative purposes only. Not to scale.**

**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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**Property Location:**

On leaving Coleraine along the Castlerock, at the first mini roundabout turn right onto Ballycairn Road, after Christie Memorial Primary School turn right onto Cairn Road, Number 22 is situated at the end on the left hand side at the entrance to Cairn Gardens.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	49 E	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

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)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE

COL0221 251023/JM  
 PC:200324/JM

OUR OFFICE LOCATION



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