

**Exterior Features**

**Detached Garage 23'6 x 12'8**  
with automatic roller door,  
pedestrian door, light and power

Hedge enclosed garden laid in  
lawn to front  
Fence and hedge enclosed  
garden laid in lawn to rear with  
paved and coloured stone patio  
areas

Outside Lights and Taps

Tarmac Driveway

**Other Features**

- Oil Fired Heating
- Woodgrain uPVC  
Double Glazed Windows  
(excl. Garage)
- Wood Grain uPVC  
External Doors
- Woodgrain uPVC  
Fascia and Soffits
- Recently Re-  
modelled and  
Refurbished

**For Further Details and  
Permission to View Contact  
Selling Agents**

**Sol: M/s MacAulay Wray  
Solicitors, 35 New Row,  
Coleraine, BT52 1AH**

**Ref: CR4965.MP.020224**



**Coleraine**  
**17 Sandel Park, BT52 1TD**

Enjoying a choice cul-de-sac location just off the Mountsandel Road and within walking distance of the small Shopping Precinct, this delightful detached bungalow has been recently re-furbished and re-modelled to provide contemporary open plan living accommodation and with the benefit of a good detached garage will have a particular appeal to the first time and retired buyer. A new Kitchen and Bathroom completes the package and this super property is sure to attract a keen interest on the open market so an early appointment to view is highly recommended

**Offers Over: £189,950**  
**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		
39-54	E	39 E	49 E
21-38	F		
1-20	G		

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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.
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**Location:** Turn off the Mountsandel Road at the shops into Glengorm Avenue, proceed along same and turn left into Glengall Park, then left at the 'T' junction into Sandel Park and number 17 is situated on the right hand side.

**Accommodation Comprising:**

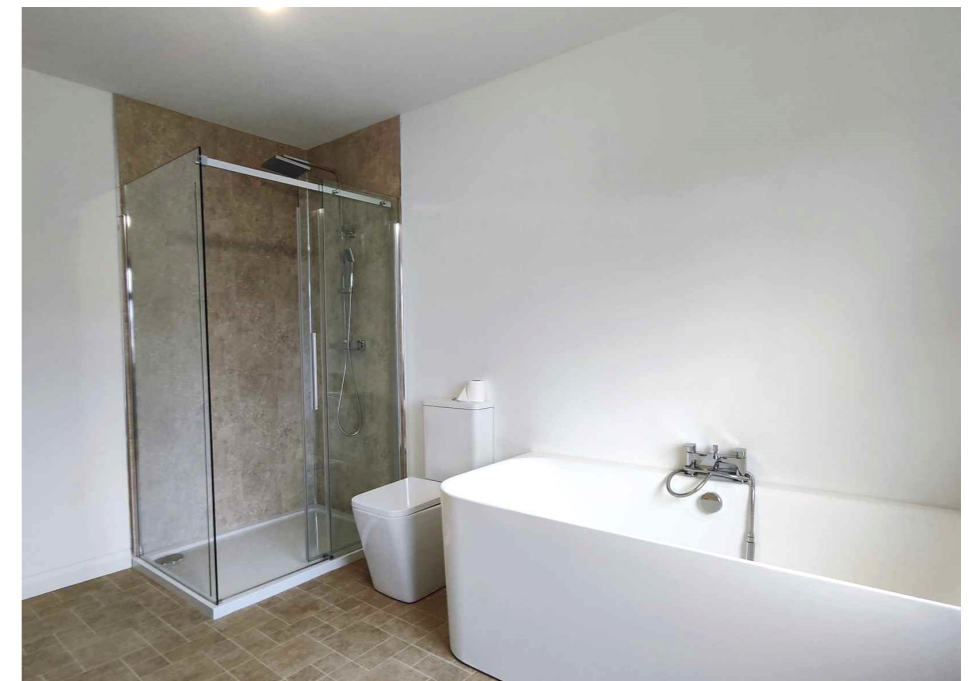
**Entrance Hall** with laminated wooden flooring. Open plan to:



**Lounge 16'7 x 16'7**  
With provision for fireplace and laminated wooden flooring. Open plan to:



**Bathroom & WC combined**  
11'9 x 8'4





**Study/Nursery 6'5 x 5'5**



**Kitchen 13'1 x 10'9**  
with Pehohe Waterfall SUS304 sink unit, range of low level units, saucepan drawers, larder unit with overhead storage, breakfast bar divider, AEG induction hob, Hoover single oven, Russell Hobbs extractor, space for dishwasher and American style fried-freezer floor.





**Bedroom (1.) 11'9 x 10'9**



**Bedroom (2.) 9'9 x 9'3**

