



FOR SALE - 19 Kingsbury Gardens, Coleraine  
**£100,000**

3x 1x 2x

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we value property





# Accommodation:

## Ground Floor:

**Entrance Porch:** 0.94m x 0.96m

Lino floor, papered walls, recessed lighting.

**Entrance Hall:** 1.25m x 3.66m

Tiled floor, papered walls, lighting, phone point.

**Living Room:** 3.51m x 4.10m

Wooden flooring, painted walls, lighting, surround enclosure to suit stove (which has been removed), TV point.

**Kitchen & Dining Room:** 3.50m x 5.41m

Tiled floors, painted walls, lighting, eye & low level units with tiled splash to ceiling, stainless steel sink & drainer, plumbing for dish washer, washing machine & tumble dryer.

**Storage (off kitchen):** 0.89m x 3.49m

**Rear Porch:** 0.91m x 0.93m

Tiled flooring, lighting.

**W/C:** 0.78m x 1.59m

Tiled floor, part panelled part painted walls, lighting, w/c.

## First Floor:

**Bedroom 1:** 3.08m x 3.53m

Wooden flooring, painted walls, lighting, built in wardrobe (0.44m x 1.21m).

**Bedroom 2:** 3.00m x 4.02m

Wooden flooring, painted walls, lighting.

**Bedroom 3:** 2.22m x 2.64m

Wooden flooring, painted walls, lighting.

**Bathroom:** 1.72m x 2.33m

Non slip flooring, part tiled part papered walls, lighting, white suite to include w/c, sink and DDA Accessible panelled shower room with electric shower.

**Hot Press:** 0.68m x 1.61m

**Storage:** 0.75m x 1.68m



# External:

## External:

Heating is via Oil Heating.

uPVC double glazed Windows and Doors

Approximate annual rates payable as per 2024: £651.35

## Tenure:

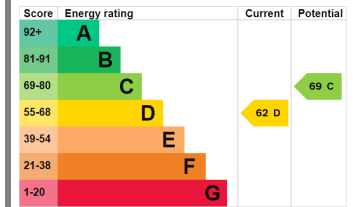
Assumed to be freehold

## EPC:

### Energy rating and score

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

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



# Description:

- 3 Bedroom End Terrace Property.
- The property has the added benefit of being within a short walking distance of the town centre, local primary & secondary schools, local amenities and arterial link roads.
- The property layout accommodates a living room, kitchen & dining area with access to rear garden all on the ground floor, along with a downstairs w/c, 3 bedrooms and main bathroom to the first floor .
- With this property's favourable layout and location it will be naturally suited to 1st time buyers or property investors.
- Chain Free / No Onward Chain.
- Viewing highly recommended by appointment through selling agent.

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