

For Sale

5 Dunboe Court, Articlave, Co Londonderry , BT51 4XP

Offers Over **£210,000**



Property Overview

- Detached Chalet
- 4 Bedrooms, 1 Reception Room
- Oil fired Central Heating
- uPVC double glazed windows
- uPVC fascia, soffits and guttering
- Spacious garden to the rear
- Convenient to neighbourhood shops
- Situated on an elevated site within a cul-de-sac location.
- Located within 2.5 miles of both Castlerock and Downhill beaches.
- Rates: The assessment for the year 2024/2025 is £980.40
- EPC Rating - TBC

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ENTRANCE HALL:

With uPVC glass panel front door with glass side panel, tiled floor, open cloaks area under stairs, recess lighting with dimmer switch control, linen cupboard, wired for wall lights. Pine turning staircase leading to first floor.

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LOUNGE:

16' 3" x 11' 6" (4.96m x 3.50m) (MAX) With pine surround fireplace, cast iron inset and tiled hearth, television point, recess lighting with dimmer switch control, wooden flooring.

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KITCHEN / DINING AREA:

15' 1" x 14' 5" (4.60m x 4.39m) (L-shaped – Max) with eye and low level units, tiled between units, one and a half bowl stainless steel sink unit, plumbed for dishwasher, Amica oven, Hisense hob, stainless steel extractor fan, tiled floor, glass panel door from hall.

UTILITY ROOM:

7' 8" x 5' 4" (2.34m x 1.62m) With low level unit, circular stainless steel sink unit, boiler, plumbed for washing machine, space for tumble dryer, tiled floor, tiled above worktop, uPVC glass panel rear door.

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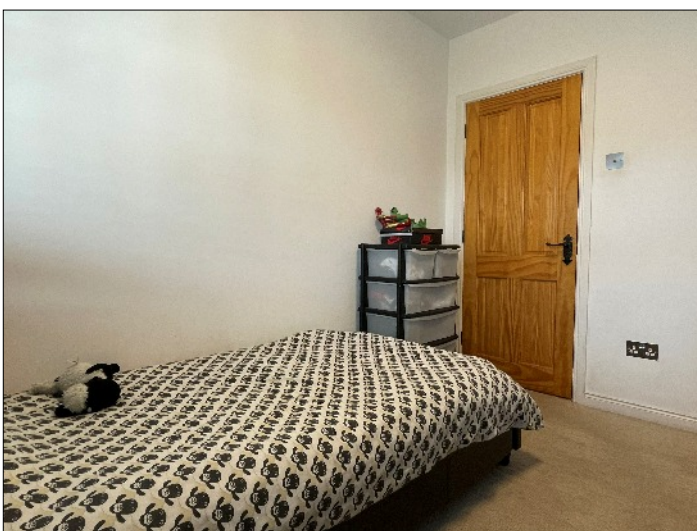
BEDROOM 1:

12' 10" x 11' 6" (3.91m x 3.51m) With panelled wall, recess lighting with dimmer switch control, television point.

EN-SUITE:

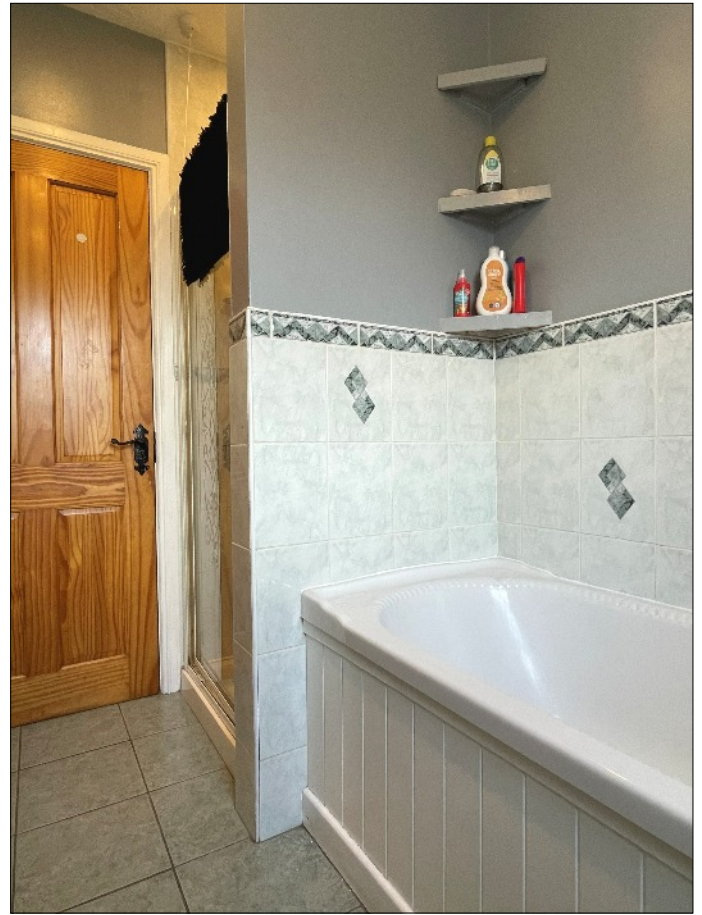
Comprising tiled shower cubicle with Triton electric shower fitting, wash hand basin, w.c., tiled floor, extractor fan.

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BEDROOM 2:
10' 8" x 10' 5" (3.25m x 3.17m)

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BATHROOM:

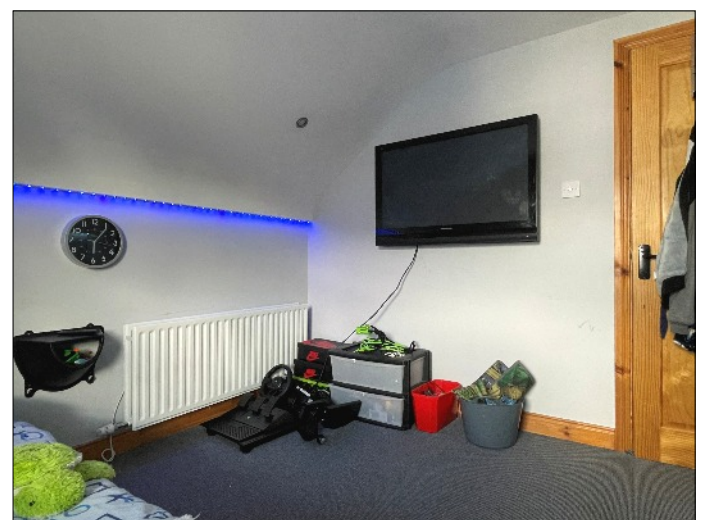
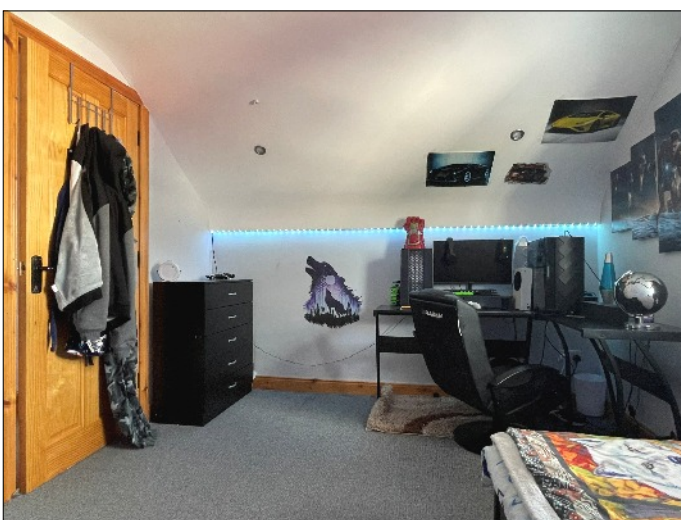
Comprising W.C. and wash hand basin, half tiled walls, panel bathtub with tiled splashback, PVC panelled shower cubicle with Redring shower system, extractor fan.

FIRST FLOOR

LANDING :

With recess lighting with dimmer switch control, storage cupboard.

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BEDROOM 3:
12' 3" x 9' 9" (3.74m x 2.96m) With recess lighting with dimmer switch control.

BEDROOM 4:
10' 0" x 6' 6" (3.06m x 1.98m)

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SHOWER ROOM:

Comprising tiled shower cubicle with mains shower fitting, wash hand basin, w.c., tiled floor, tiled walls, extractor fan, heated towel rail, Keylite ceiling window.

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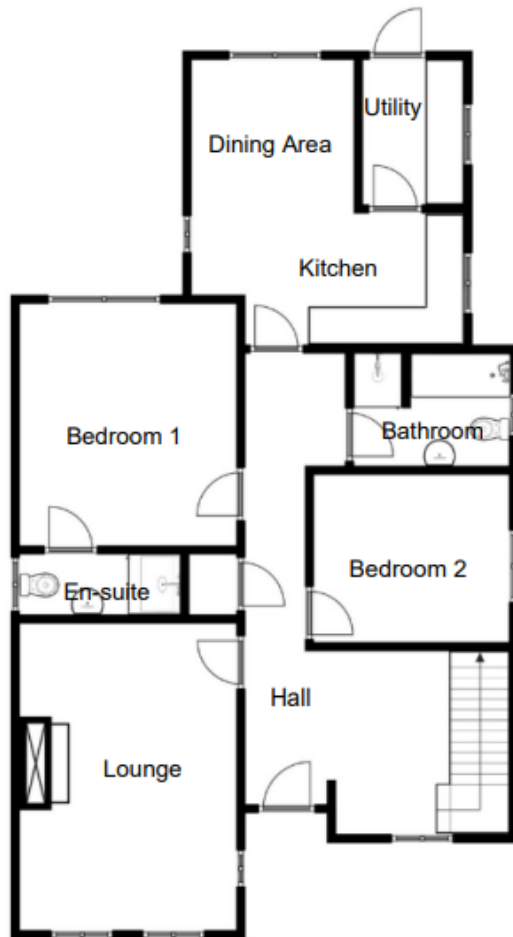


EXTERIOR FEATURES:

Garden laid in lawn to the front with screened shrub bed. Tarmac driveway. Garden laid in lawn to the rear with trees and enclosed by fencing. PVC oil tank. Outside lighting. Water tap to side. Decking area with 2 wooden sheds.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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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5. Any areas, measurements or distances referred to herein are approximate only.
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Property Location:

On driving through Articlave toward Downhill, turn left into Dunboe Gardens, proceed to the top and turn right into Dunboe Court and Number 5 is situated on the right hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	EPC COMING SOON		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) 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

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PROPERTY REFERENCE
 COL0247 020524/JM
 PC/190824

OUR OFFICE LOCATION



Google maps



Think

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