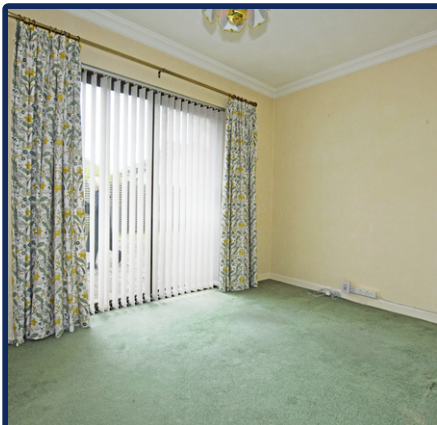




69 Castlewood Avenue, Coleraine, BT52 1JR



- Attractive detached bungalow with integral garage.
- Spacious family accommodation comprising 2 receptions, 3 bedrooms (1 ensuite).
- Oil fired central heating.
- uPVC double glazing, fascia, guttering & soffits.
- Excellent order throughout with extensive built-in storage.
- Situated on a mature site within a quiet residential area.
- Conveniently situated within close proximity to town centre, schools, hospital & all other local amenities.



Nestled within a quiet residential area just off the main Mountsandel Road, is this superb detached bungalow with integral garage. The property offers spacious and well laid out adaptable accommodation and is currently configured into 2 receptions, 3 bedrooms (1 with ensuite), as well as a spacious yet low maintenance private rear garden. This property will have a wide appeal on the open market with families wanting to set up home in a private yet convenient setting being within close proximity to Coleraine town centre schools, Ulster University, Causeway Hospital and all main arterial routes. Early viewing is highly recommended.

ACCOMMODATION COMPRISING

Entrance Porch:

With tiled floor.

Entrance Hall:

With coved ceiling, access to roofspace and double storage cupboard with railing and light.

Lounge:

With feature marble fireplace (piped for gas), coved ceiling and centre rose.

5.54 m x 3.51 m

Bedroom 3:

With wall to wall built-in wardrobes and laminate flooring.

3.35 m x 3.12 m

Kitchen/Dining Area:

Fully fitted with range of eye and low level units, built-in eye level double oven, integrated hob with extractor canopy above, half tiled around worktops, 1 1/2 bowl 'Franke' stainless steel sink unit, built-in fridge freezer, integrated dishwasher, corner glass display unit and storage unit.

3.89 m x 3.61 m

Utility Room:

With eye and low level units, stainless steel sink unit, space for automatic washing machine and half tiled walls.

2.97 m x 1.65 m

Integral Garage:

With roller door, power and light.

5.64 m x 3.07 m

Dining Room/Bedroom 4:

With sliding patio doors to rear garden.

3.89 m x 2.51 m

Bathroom:

Comprising bath, vanity unit with wash hand basin, WC, fully tiled walls and hotpress.

Bedroom 2:

With wall to wall built-in mirrored sliderobes and laminate flooring.

3.51 m x 2.95 m

Bedroom 1:

With ensuite comprising fully PVC clad shower cubicle with power shower and fold-down shower seat, wash hand basin, WC, extractor fan and fully tiled walls.

4.37m x 2.95m

Exterior: Property approached by concrete driveway with parking area to side and access to rear garden via gates. Paviour brick area to front of property with stoned beds dotted with various shrubs and plants. Private rear garden with spacious paved patio area and stoned area dotted with shrubs and fully enclosed by wrap around fencing. Outside light and tap.

Additional Information: Tenure: Freehold Rates: £1274.52 per annum as per LPS online Broadband & Mobile: see Ofcom checker - <https://www.ofcom.org.uk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	62 D
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
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2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.