



FOR SALE - 66 Greenmount Road, Coleraine

**Price On Application**

3x  2x  1x  1x 

**nre**  
northern real estate  
we value property



# Accommodation:

**Ground Floor:**

**Entrance Hall:** 1.96m x 4.65m  
Wooden flooring, painted walls, lighting, phone point.

**Living Room:** 3.42m x 3.64m  
Wooden flooring, painted walls, white tiled fire surround, TV point, lighting.

**Kitchen:** 2.61m x 3.43m  
Tiled flooring, eye & low level units with tiling in-between, integrated hob/oven & extractor fan, plumbed for fridge freezer and dishwasher, lighting.

**Dining Room:** 2.81m x 3.66m  
Wooden flooring, painted walls, lighting.

**Conservatory:** 3.42m x 3.60m  
Vinyl flooring, painted walls, lighting, pedestrian door to rear garden.

**Bathroom:** 1.63m x 1.92m  
Tiled flooring, fully tiled walls, white suite to include w/c, sink and walk in electric shower.

**Bedroom 1:** 0.96m x 3.09m  
Wooden flooring, painted walls, lighting, TV point.

**First Floor:**

**Bedroom 2 (master):** 3.43m x 3.84m  
Wooden flooring, painted walls, lighting, TV point,.

**Bedroom 3:** 2.85m x 3.04m  
Wooden flooring, painted walls, lighting, access to eve storage.

**Hot Press:** 0.91m x 1.10m

**Storage:** 0.39m x 1.94m

**Outside**

**Garage:** 2.77m x 7.58m  
Roller garage door, plumbing for washing machine & tumble dryer, lighting, electrics.

# Description:

- Nestled in a peaceful location within the ever popular Greenmount Development of Coleraine.
- The property boasts a separate living room, kitchen, dining room, conservatory, bedroom and bathroom to the ground floor and 2 no bedroom to the first floor.
- The property also benefits from oil fired central heating and sizable front garden and driveway for multiple car parking and fully enclosed back garden & detached garage
- The property is in close proximity of local Spar, Post Office, bus (town service) links and is within a short walking distance to Riverside Retail Park and Jet Centre.
- Viewing strictly through the agent.



# External:

Property is approached via a private paved driveway.

Landscaped gardens to the front and rear of the property with raised paved entertaining space.

Heating is via Oil .

Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2024: £980.40

Tenure: Assumed to be freehold

**EPC:**

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

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