



FOR SALE - 66 Greenmount Road, Coleraine

Price On Application











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 inbetween, 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

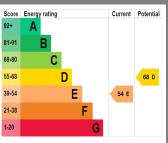
Outside Tap & Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2024:

Assumed to be freehold

EPC



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