



FOR SALE - 13 The Appleyard, Coleraine

**£285,000**

5x 3x 2x 1x

**nre**  
northern real estate  
we value property





# Accommodation:

## Ground Floor

**Entrance Porch:** 1.18m x 3.43m  
Tiled flooring, painted walls, lighting.

**Entrance Hall:** 2.72m x 3.98m  
Tiled flooring, painted walls, lighting, phone point.

**Living Room:** 3.67m x 4.96m  
Wooden flooring, painted walls, lighting, TV point, Wooden fire surround with tiled hearth, open fire with electric fire insert, bay window.

**Kitchen:** 3.27m x 4.64m  
Tiled flooring, painted walls, eye & low level units with tiling in-between, integrated double oven, integrated hob & extractor fan, undercounter fridge, plumbed for dishwasher, 2 bowl stainless steel sink & drainer, plumbing for washing machine.

**Utility Room:** 2.33m x 3.81m  
Tiled flooring, painted walls, lighting, low level units with tiled splash back, stainless steel sink & drainer, plumbing for washing machine or dryer, store has been plumbing for W/C.

**Dining Room / Snug:** 3.55m x 4.19m  
Wooden flooring, painted walls, lighting, TV point.

**Bedroom 1:** 3.55m x 3.88m  
Wooden flooring, painted walls, lighting, TV point, built in storage.

**Bedroom 2:** 2.77m x 4.26m  
Wooden flooring, painted walls, lighting, TV point, built in storage.

**Bedroom 3:** 2.47m x 3.24m  
Wooden flooring, painted walls, lighting, TV point.

**Bathroom:** 2.06m x 2.57m  
Tiled flooring, fully tiled walls, white suite to include w/c, sink & bath, fully tiled walk in shower with power shower.

## First Floor

**Bedroom 4:** 3.30m x 4.22m  
Wooden flooring, painted walls, lighting, slide robes, access to eve storage.

**Bedroom 5:** 3.01m x 3.05m  
Wooden flooring, painted walls, lighting, TV point, velux window with built in black out blind.

**Bedroom 6:** 2.82m x 3.40m  
Wooden flooring, painted walls, lighting, built in wardrobe, velux window with built in black out blind.

**Bathroom:** 2.17m x 3.95m  
Lino flooring, painted walls, white suite to include w/c, sink and bath with tiled splash. Fully tiled walk in shower cubicle with electric shower.

**Hot Press:** 1.25m x 2.42m

**Attic:** 1.60m x 3.42m  
Access to additional eve storage.

**Garage:** 3.31m x 5.60m  
Concrete floor, painted walls, lighting, electric points, roller shutter door.

# Description:

**Substantial Detached Property With Integral Garage and Fully Enclosed Rear Garden.**

**The property comprises of an impressive entrance hall, a kitchen / dining room with utility space, separate large formal dining room or snug with 3 bedrooms and main bathroom all on the ground floor there is a further 3 generous bedrooms and additional bathroom to the first floor.**

**This property whilst in need of some modernisation in areas, offers an impressive footprint for family living and working from home scenarios, excellent commuter links, close proximity to the Riverside Retail Complex and Jet Centre Complex, local amenities and bus transport pick ups at the development entrance.**

**The property also benefits from excellent tarmac driveway catering for approx. 5 car parking spaces and has that countryside feel to the rear by backing on to Somerset Forest.**

# External:

Property is approached via a private tarmac driveway with paved boarder and grass.

Large rear garden sown in grass with paved outside dining / entertaining space.

Heating is via oil.

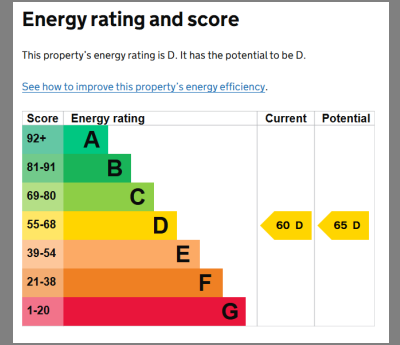
Outside Tap & Lighting

Double Glazed Hardwood Windows & Doors

Approximate annual rates payable as per 2024: £1,813.74

Tenure: Assumed to be freehold

EPC:



**MISREPRESENTATION CLAUSE:** Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.



**nre**  
northern real estate  
we value property