

## For Sale

7A Wheatsheaf Road, Off Castlerock Road, Coleraine,  
County Londonderry , BT51 3NP

Offers Over **£340,000**



### Property Overview

- Detached House
- 5 Bedrooms, 2 Reception Rooms
- Spacious corner site, convenient to both primary and secondary schools
- Within 5.5 miles to both Castlerock and Downhill beaches
- Grey uPVC double glazed windows
- Black uPVC fascia, soffits and guttering
- Oil central heating
- Excellent modern family home
- Close to shops, and both primary and secondary schools
- Burglar alarm installed
- Prime residential location, currently enjoying countryside views to the rear of the property
- Rates: The assessment for the year 2022/2023 is £783.18
- EPC Rating - F26

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**ENTRANCE HALL:**

With composite front door and feature corner window, tiled floor.

**CLOAKROOM:**

Comprising small wash hand basin set in vanity unit, w.c., tiled floor, extractor fan.

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**LOUNGE:**

17' 0" x 12' 4" (5.17m x 3.77m) (Max) with recess style fireplace and stove, television and telephone points.

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## **OPEN PLAN DINING AREA / KITCHEN / FAMILY ROOM:**

### **KITCHEN / DINING AREA:**

25' 6" x 11' 8" (7.78m x 3.55m) with eye and low level units including saucepan drawers, dresser unit, pull out waste bins and island unit with breakfast bar and 3 pendant lights above, integrated fridge / freezer, induction hob, Prima oven, integrated Prima dishwasher, one and a half bowl stainless steel sink unit, granite worktop, housing for microwave, tiled floor, extractor fan, recess lighting, television point.

### **UTILITY ROOM:**

With low level units and broom cupboard, plumbed for washing machine, space for tumble dryer, single drainer stainless steel sink unit, tiled floor, extractor fan, glass panel uPVC rear door.

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**FAMILY AREA:**

15' 1" x 11' 8" (4.60m x 3.55m) with tiled floor, recess lighting, feature corner window with patio doors leading to the rear garden.

**BEDROOM 5:**

12' 5" x 7' 9" (3.78m x 2.37m) with telephone point.

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**FIRST FLOOR LANDING:**

With glass panelled staircase and balustrade, access to roof space, storage cupboard housing heating tank.



**BEDROOM 1:**

12' 3" x 11' 5" (3.73m x 3.49m) with television point.

**EN-SUITE:**

Comprising PVC panelled shower cubicle with mains rainfall shower fitting and body shower attachment, wash hand basin set in vanity unit, w.c., tiled floor, heated towel rail, extractor fan.

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**BEDROOM 2:**  
12' 2" x 10' 9" (3.72m x 3.28m) (Max) with television point.

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**BEDROOM 3:**  
11' 8" x 11' 11" (3.55m x 3.64m) (Max) with television point.



**BEDROOM 4:**  
12' 11" x 12' 0" (3.93m x 3.66m) (Max) with television point.



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**BATHROOM:**

Comprising free standing bath, corner tiled shower cubicle with mains rainfall shower fitting and body shower attachment, wash hand basin set in vanity unit, w.c., tiled floor, heated towel rail, extractor fan.

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**EXTERIOR FEATURES:**

Generous tarmac parking and driveway leading to Detached Garage. Garden laid in lawn to the front, side and rear with fencing. Outside light to front and rear. Water tap to side. PVC oil tank and boiler. Paved patio area to rear.

**DETACHED GARAGE:**

19' 9" x 12' 9" (6.02m x 3.88m) with electronic roller door, pedestrian door, power and strip lighting.

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## FLOOR PLANS



**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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**Property Location:**

On leaving Coleraine along the Castlerock Road, turn left onto Wheatsheaf Road and Number 7A is situated on the right hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	84 B	84 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
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

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0256 150624/JM

OUR OFFICE LOCATION



Google maps



# Think

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