



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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ARMSTRONG GORDON



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

COLERAINE

3 Rugby Road

BT52 1JL

Price: £205,000



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A very attractive hugely deceptive 4 bedroom semi detached house consisting of well laid out bedrooms and spacious living accommodation. This property boasts easy access to most local amenities including Coleraine town centre, primary and secondary schools. Another advantage is that this property has an outlook over Coleraine Rugby Playing Fields to the side and a rear garden that attracts afternoon to evening sun. So the selling agent strongly recommends early internal inspection to avoid disappointment.

On leaving Coleraine town centre along Lodge Road, take third exit off roundabout at the top of same onto Rugby Avenue. The Rugby Road development sits on the right hand side just after Coleraine Rugby Club. Number 3 is on the right hand side as you drive in.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

4'6 wide with tiled floor.

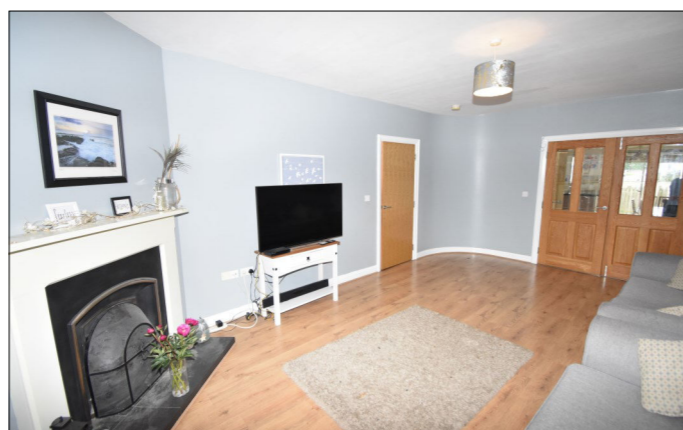
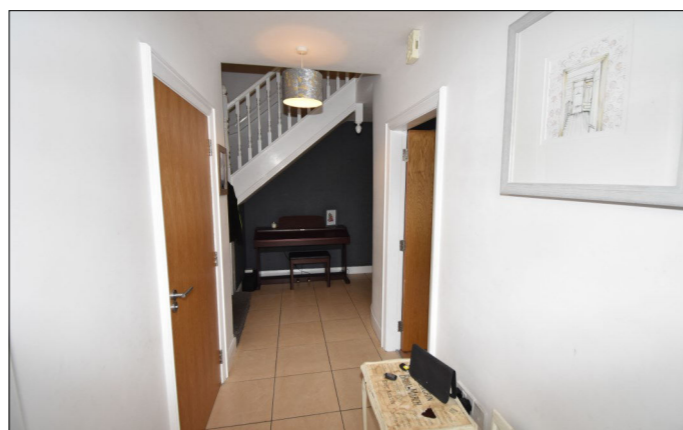
Separate W.C.:

With wash hand basin.

Lounge/Kitchen/Dining Area: 17'7 x 16'2

Lounge:

With cast iron fireplace with tiled hearth and laminate wood floor.



Kitchen/Dining Area:

With stainless steel sink unit, high and low level built in units with tiling between, integrated dish washer, integrated stainless steel oven and gas hob with stainless steel extractor fan above, drawer bank, wine rack, saucepan drawer, recessed lights and tiled floor.



Utility Room:

With stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine and tumble dryer and tiled floor.

FIRST FLOOR:

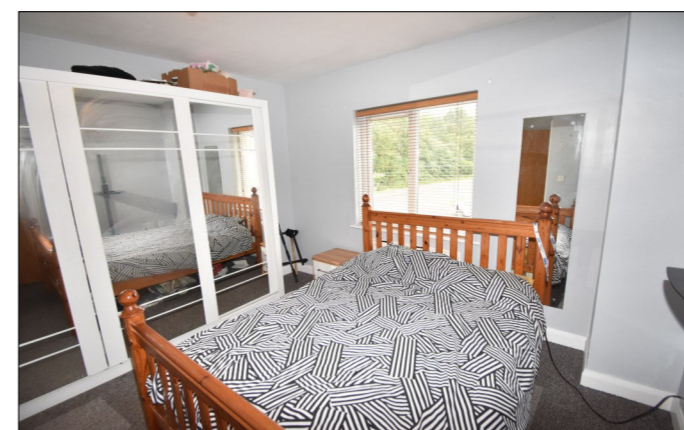
Landing:

With hot press and immersion heater.

Bedroom 1:

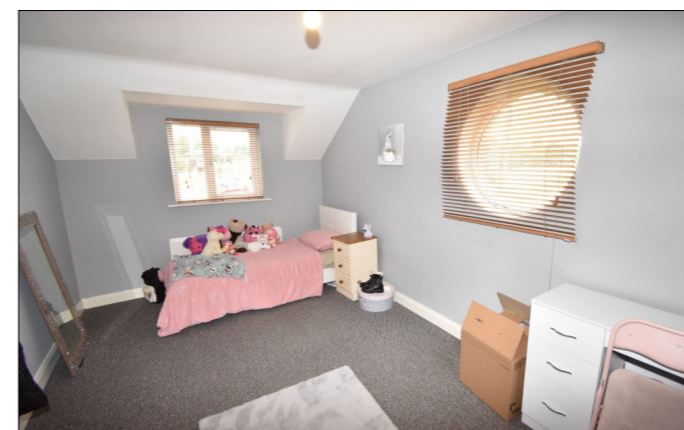
13'4 x 13'1

Ensuite off with w.c., wash hand basin, fully tiled walk in shower cubicle, extractor fan and tiled floor.



Bedroom 2:

20'4 x 10'2

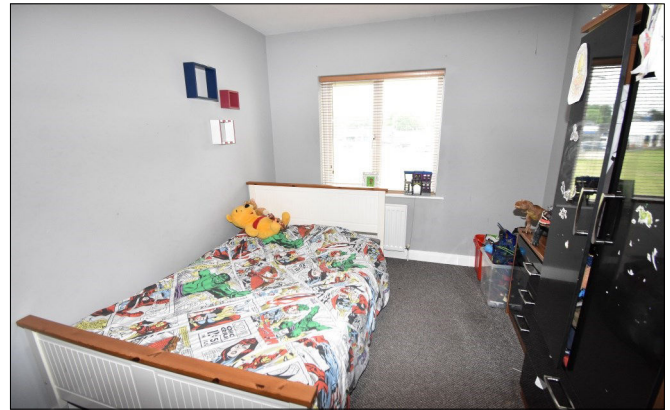


Bedroom 3:

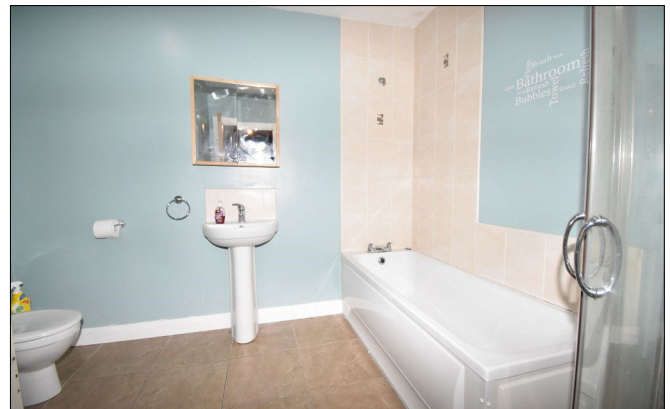
13'2 x 11'7

**Bedroom 4:**

13'3 x 9'7

**Bathroom:**

With white suite comprising w.c., wash hand basin, fully tiled walk in shower cubicle, extractor fan and tiled floor.

**EXTERIOR FEATURES:**

Outside to rear there is a fenced in lawn backing onto Coleraine Rugby and football pitch. There is also a paved patio area. Outside to front there is a garden laid in lawn and asphalt driveway extending to garage. 20'3 x 9'9 with PVC roller door.

**SPECIAL FEATURES:**

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Integral Garage
- ** Views Over Coleraine Rugby Pitch
- ** Property Is Currently Tenanted To July 2024

TENURE:

Leasehold

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas. Current Service Charge is £380.00 per annum (04.06.2024)

CAPITAL VALUE:

£170,000 (Rates: £1666.68 p/a approx.)