

**8 Mussenden Close, Articlave, BT51 4XZ**

- Superb Detached Bungalow situated on a spacious site.
- 3 Bed (1 ensuite), 1 Reception, Detached Garage.
- Oil fired central heating and air-to-air source heat pumps.
- Air-conditioning units in Lounge, Kitchen/Dining & Main Bedroom.
- Planning approval for conversion of roofspace to include 2 bedrooms and bathroom.
- Pressurised hot water and oil heating system. Solar Panels (5kw).
- uPVC double glazing, fascia, soffits & guttering.
- Situated in a quiet cul-de-sac location with open aspect to rear.
- Convenient location within close proximity to Castlerock Beach, Golf Course, Shops, Coastal Attractions & Coleraine Town Centre.
- Ideal Main Residence or Holiday Home.

This superb detached bungalow is situated in the ever popular village of Articlave and occupies a choice site in a quiet cul-de-sac location with an open aspect to the rear. The property is in excellent order throughout and offers bright and well laid out accommodation together. It also benefits from an energy efficient heat pump as well as air-conditioning in the Lounge, Kitchen and Main Bedroom. The property is ideally situated within walking distance to all of the village's amenities and within a short commuting distance to the seaside village of Castlerock with award winning beaches and Golf course's, Downhill & Benone; as well as Coleraine town centre. Early internal inspection comes highly recommended by the agent and is strictly by appointment only.

Entrance Hall:

With laminate wood flooring, hotpress, cloaks and access to -:

Roofspace:

Partially floored with light and accessed via slingsby style ladder. Planning approval for conversion to include 2 bedrooms and bathroom.

Lounge:

With feature 'ABX' wood burning stove with slate tiled hearth, solid wood flooring, air-conditioning unit, vertical radiator and TV point.

4.95 m x 3.45 m

Bedroom 3:

2.90 m x 2.49 m

Bedroom 2:

With recessed lighting.

3.15 m x 2.62 m

Bedroom 1:

With air-conditioning unit and walk-in ensuite comprising fully PVC clad walk-in electric shower cubicle, wash hand basin, WC and extractor fan.

3.84 m x 3.45 m

Bathroom:

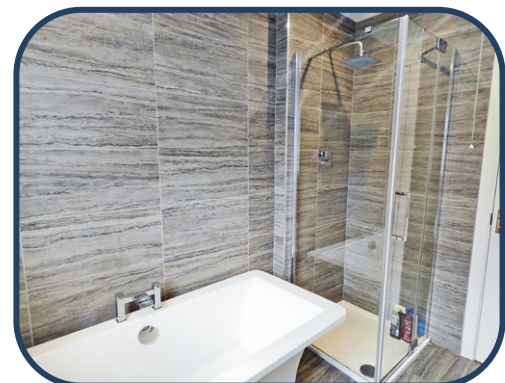
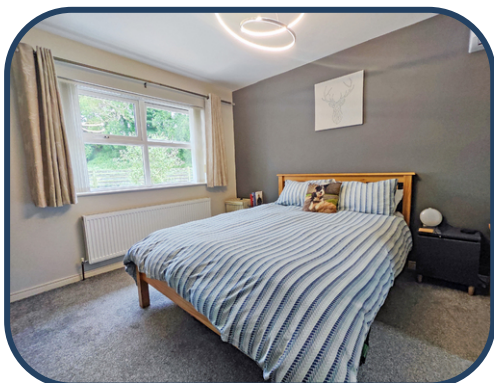
With free-standing sunken bath with waterfall tap, fully tiled walk-in mains shower cubicle, wash hand basin with LED lit mirror with demister above, low flush WC, chrome heated towel rail, extractor fan, recessed lighting, fully tiled walls and tiled floor.

2.62 m x 1.96 m

Kitchen/Dining Area:

With range of eye and low level units, integrated induction hob with 'Ciarra' extractor fan above, integrated 'Montpellier' oven, brushed stainless steel 'Belfast' sink with 'Qettle' tap, plumbed for dishwasher, space for fridge freezer, air-conditioning unit and laminate wood flooring.

4.44 m x 4.39 m



Detached Garage:

With remote control roller door, pedestrian door, low level units, stainless steel sink unit, plumbed for washing machine, power, light, heating and clad insulated walls.

5.84 m x 3.43 m

Exterior:

Property approached by tarmac driveway with ample parking to front and side of property with garden to front laid in lawn. Private garden to rear laid in lawn together with stoned area extending around to side of property, fully enclosed by close board fencing with open aspect to rear. Exterior power points, lighting and outside tap.

Additional Information:

Estimated Rates: £1029.42 as per LPS

Tenure: Freehold

Broadband & Mobile: see Ofcom checker for more details - <https://www.ofcom.org.uk>













Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
 9 Dunmore Street, Coleraine
 Tel. 028 703043677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

