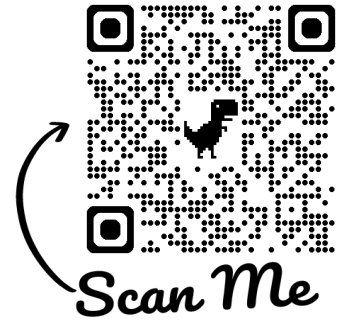


For Sale

66 Coleraine Road, Portstewart BT55 7JR

Offers Over **£495,000**



Property Overview

- Detached bungalow with a must-see contemporary extension incorporating kitchen, dining, living and mezzanine
- Detached garage
- 4 Bedrooms, 1 Reception Room
- Gas heating
- Underfloor heating in lounge / kitchen / dining area
- uPVC double glazed windows
- Bi-fold door to rear
- Immaculately presented throughout
- Within a short walking distance to Strand beach
- Rates: The assessment for the year 2024/2025 is £2254.92
- EPC Rating - C73

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Entrance Porch:

With uPVC entrance door, original tiled floor, recessed lighting, glass panel door leading to:

Entrance Hall:

With tiled floor, recessed lighting, French doors leading to:



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Living / Kitchen / Dining Area:

8.6m x 6.9m (28' 3" x 22' 8") with uPVC composite side door to access driveway and rear, underfloor heating, oak and glass open turned staircase to first floor mezzanine area. Feature double height ceiling.

Living / Dining Area:

With entrance slate feature wall, multi-fuel stove with feature double height slate wall behind, tiled floor, recessed lighting, television point, night and day blinds below motorised blinds on two windows, aluminium window frames and bi-fold door to rear patio area.



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Kitchen:

With low level units, stainless steel sink unit set in Siquastone Quartz worktop with upstand, under unit floor lighting, freestanding double oven with gas hob, integrated Bosch fridge with larder unit above, integrated Bosch dishwasher, island with stainless steel sink unit set in Siquastone Quartz worktop and power points, stainless steel extractor fan, recessed lighting, tiled floor, bi-fold door to rear.



Utility Room:

3m x 1.8m (9' 10" x 5' 11") (max) with storage unit, low level unit, laminate worktop with upstand, stainless steel sink unit and drainer, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, tiled floor, recessed lighting, new Bosch combi gas boiler (10 year warranty).

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Bedroom (2):

3.9m x 3.1m (12' 10" x 10' 2") (max) with feature bay window.



Bedroom (3):

3.9m x 3.1m (12' 10" x 10' 2") (max) with feature bay window.



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Bedroom (4) / Study:

3.2m x 3.1m (10' 6" x 10' 2") with tiled floor, telephone point.



Bathroom:

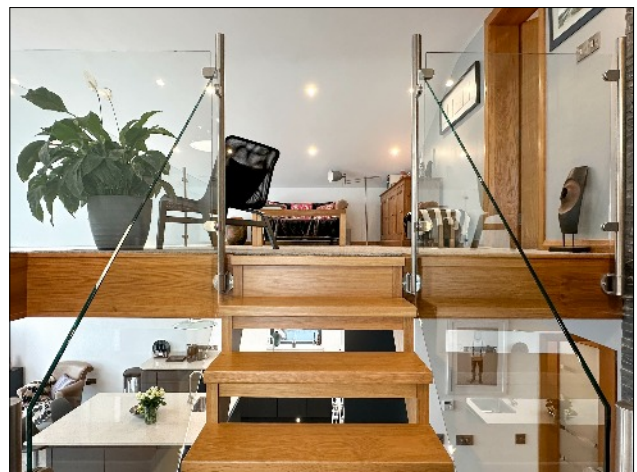
Comprising w.c., wash hand basin, tiled splashback, tiled shower cubicle with mains shower fitting, freestanding double ended bath with handheld shower attachment, tiled floor, extractor fan, heated towel rail.



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First Floor

Mezzanine:
4.6m x 3.2m (15' 1" x 10' 6") with recessed lighting.



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Master Bedroom:

7.7m x 5.6m (25' 3" x 18' 4") (max) with fitted sliderobes, television point, recessed lighting, skylight window, access to eaves storage.



En-suite:

Comprising w.c., wash hand basin, tiled splashback, skylight window, heated towel rail, large fully tiled walk-in shower cubicle with mains shower fitting, recessed lighting, extractor fan, tiled floor.

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EXTERIOR FEATURES

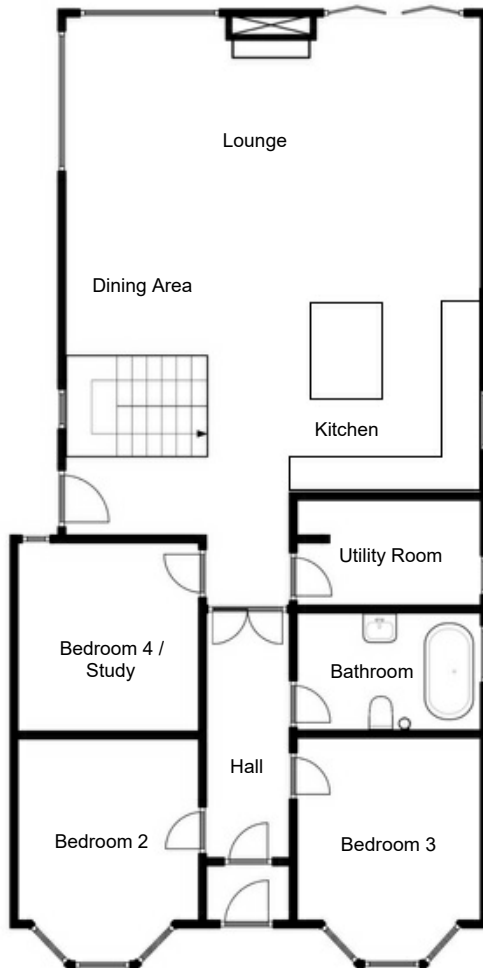
Tarmac driveway to front, side and rear for parking. Grass area to front. Boundary wall and hedging to front. Pedestrian path to side with pebbled area. Electric gate access to rear. Resin rear patio area leading to raised artificial lawn area with log shed. Wall & fence enclosed to rear. Outside lights to front and rear. Water taps to rear and side.



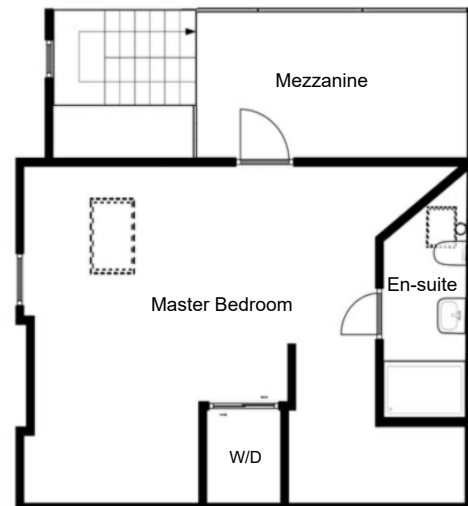
Double Garage:

6.6m x 6.3m (21' 8" x 20' 8") with electric door, pedestrian door, internal wood cladding with insulation, multiple power points, lighting.

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

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.

MISREPRESENTATION CLAUSE: McAfee Sales, 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.
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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.
8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| A 92-100 | | |
| B 81-91 | | |
| C 69-80 | 73 | 73 |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| 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

portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1490 110724/MH

OUR OFFICE LOCATION



Google maps

mrafee

4 Coleraine Road
Portstewart
BT55 7JW



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