



51D COLERAINE ROAD, PORTRUSH



X 3



X 1



X 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £275,000

51D COLERAINE ROAD, PORTRUSH

This contemporary semi detached home is situated in a small development off the Coleraine Road, only a short distance from the town and the stunning West Strand. The property comprises 3 bedrooms with excellent living accommodation, is exceptionally well presented throughout and benefits from a private enclosed garden to the rear.

FEATURES

- Oil fired central heating.
- Double glazing in uPVC frames.
- Security alarm.
- Fully enclosed garden with patio area to the rear.
- Central location within a short walk to the town and beaches.

ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,070.08

ANNUAL SERVICE CHARGE: £110.00

SCAN THE QR CODE BELOW FOR FULL DETAILS



VIEWING & FURTHER QUERIES

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ACCOMMODATION

ENTRANCE HALL

Tiled floor.

DOWNSTAIRS WC

0.94 m x 2.09 m (3'1" x 6'10")

Toilet; wash hand basin; tiled floor.

DINING KITCHEN

2.88 m x 5.00 m (9'5" x 16'5")

Range of fitted units; laminate work surfaces; stainless steel sink; electric oven & hob with extractor unit over; integrated fridge/freezer; integrated dishwasher; tiled floor; sliding patio doors to the rear garden.

UTILITY ROOM

1.97 m x 1.78 m (6'6" x 5'10")

Range of fitted units; laminate work surfaces; stainless steel sink; plumbed for washing machine; space for dryer; tiled floor; door to the rear.

LOUNGE

3.56 m x 5.00 m (11'8" x 16'5")

Box bay window to the front; tiled floor.

FIRST FLOOR

LANDING

Store cupboard.

BEDROOM 1

3.59 m x 3.18 m (11'9" x 10'5")

Double bedroom to the front; laminate wood flooring.

ENSUITE

1.79 m x 1.72 m (5'10" x 5'8")

Shower cubicle with electric shower; toilet; wash hand basin; tiled floor.

BEDROOM 2

2.89 m x 2.62 m (9'6" x 8'7")

Double bedroom to the rear; laminate wood flooring.

BEDROOM 3

3.98 m x 2.26 m (13'1" x 7'5")

Double bedroom to the rear; laminate wood flooring.

BATHROOM

2.80 m x 1.72 m (9'2" x 5'8")

Panel bath; tiled shower cubicle; toilet; wash hand basin; tiled floor.

EXTERIOR

EXTERNAL STORE

Secure door; oil boiler; concrete floor; power & light.

OUTSIDE FEATURES

- Fully enclosed private garden to the rear.
- Paved patio area to the rear.
- Tarmac driveway to the side.



Regulated
by RICS



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