

For Sale

9 Greenhill Road, Off Ballycairn Road, Coleraine,
Co Londonderry, BT51 3JE

Offers Over **£199,950**



Property Overview

- Detached House
- 4 Bedrooms, 3 Reception Rooms
- Oil fired Central Heating
- Mahogany double glazed windows
- Within easy walking distance to both primary and secondary schools
- Excellent family home
- Tarmac driveway leading to Garage
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2022/2023 is £1372.56
- EPC Rating - E41

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ENTRANCE HALL:

With wooden effect flooring, telephone point, access into cloaks closet, hotpress, access into the roof space.

CLOAKROOML:

With wooden effect flooring, telephone point, access into cloaks closet, hotpress, access into the roof space.

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LOUNGE:

21' 9" x 11' 5" (6.62m x 3.48m) (MAX) With mahogany surround fireplace, tiled inset and hearth, bay window, recess lighting, dimmer switch control, cornice, circular feature window, feature etched glass window between lounge and hall of Coleraine Boat House.

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FAMILY ROOM:
11' 11" x 9' 2" (3.62m x 2.80m) With wooden effect flooring, television point.

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DINING ROOM:
11' 11" x 8' 10" (3.63m x 2.70m) With wooden effect flooring. Door to:

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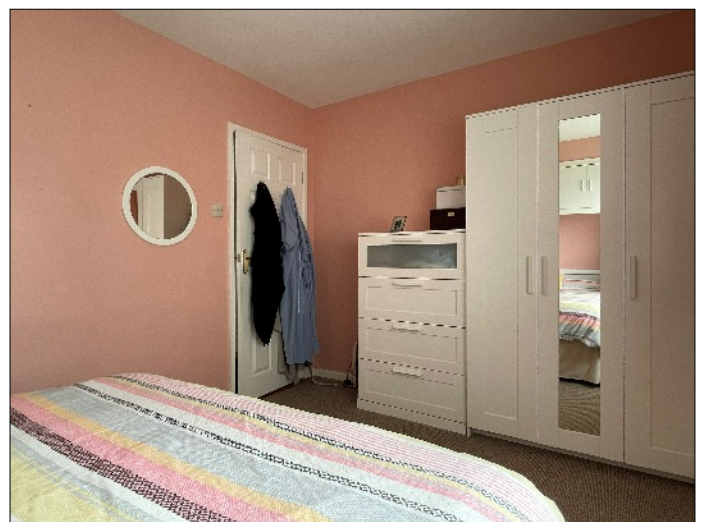
KITCHEN / DINING AREA:

16' 1" x 7' 11" (4.91m x 2.41m) With eye and low level units including eye level glass display units and breakfast bar, tiled between units, tiled floor, one and a half bowl stainless steel sink unit, stainless steel extractor fan, space for fridge / freezer and range cooker, mahogany glass panel door to rear garden.

SIDE PORCH

With under stairs storage, tiled floor, boiler, mahogany door to the front of the property.

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BEDROOM 1:
13' 1" x 9' 3" (3.99m x 2.82m) With built-in bedroom furniture.

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BEDROOM 2:
10' 8" x 10' 5" (3.25m x 3.17m)



BEDROOM 3:
15' 0" x 9' 3" (4.57m x 2.82m)



BEDROOM 4:
9' 2" x 9' 0" (2.80m x 2.74m) (MAX) With built-in bedroom furniture, distant views toward the University of Ulster.



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BATHROOM:

Comprising panel bath with telephone hand shower, wash hand basin, w.c., half tiled walls, recess lighting, tiled shower enclosure with Redring electric shower fitting.

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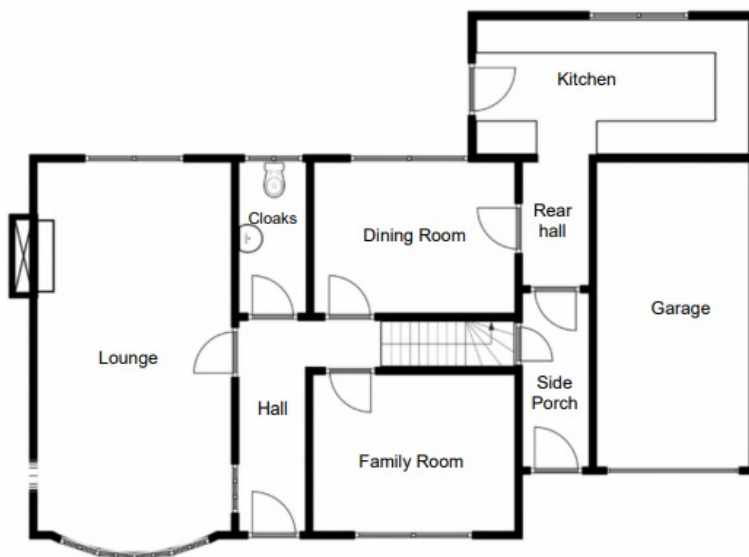


EXTERIOR FEATURES:

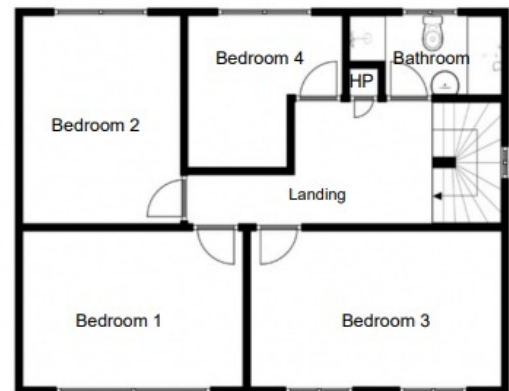
Garden laid in lawn to the front with hedging to the front and raised flower / rose bed. Tarmac Driveway. Garden laid in lawn to the rear with hedging to the rear and two paved patio areas on two levels. Space for shed. Outside water tap to the rear.

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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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 41 E | 53 E |
| 21-38 | F | | |
| 1-20 | G | | |

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
coleraine@mcafeeproperties.co.uk

PROPERTY REFERENCE
 COL0267 150824/JM

OUR OFFICE LOCATION



Google maps



Think

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