

For Sale

58 Killeague Road, Macosquin, Coleraine,
Co Londonderry, BT51 4NL

Offers Over **£239,950**



Property Overview

- Semi-Detached House
- 4 Bedrooms, 2 Reception Room
- Oil fire central heating
- uPVC double glazed windows
- Mature well-kept gardens
- Excellent order throughout
- Site extends to circa ½ acre
- Detached Garage
- Expansive tarmac driveway
- EPC Rating - D68

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Entrance Porch:

1.91m x 1.73m (6' 3" x 5' 8") With uPVC entrance door, etched front glass window, internet and phone point, pine glass panel door leading to:

Entrance Hall:

1.18m x 1.15m (3' 10" x 3' 9")

Lounge:

6.14m x 4.34m (20' 2" x 14' 3") With mahogany surround fireplace, slate hearth, Hunter double door wood burning stove, internet point, television point, dual aspect windows, wall mounted lights.



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Dining Room:

6.08m x 3.29m (19' 11" x 10' 10") (Max) With solid wood flooring, brick surround fireplace, tiled hearth with Stovax wood burning stove, built in bookcase / display unit, television point, access to downstairs storage, glass panel door leading to:



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Kitchen:

3.29m x 2.87m (10' 10" x 9' 5") (Max) With eye and low level units, tiled floor, Rangemaster one and half stainless steel sink unit, glass display unit with built in lighting, integrated Smeg fridge, pull out larder style storage, integrated Hotpoint washing machine, Zanussi eye level double electric oven, Beko five ring electric hob with stainless steel overhead extractor fan, integrated Hoover dishwasher, two corner cupboards with carousel units, under cupboard lighting, internet point.

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Rear Porch:

2.88m x 2.21m (9' 5" x 7' 3") (Max) With tiled floor, mahogany glass panel back door, access to roofspace.

Cloaks:

Comprising w.c. and wash hand basin, tiled floor.

Office / Bedroom 4:

2.91m x 2.84m (9' 7" x 9' 4") With laminate flooring.



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FIRST FLOOR

Landing:

With Velux window, access into roofspace and hotpress.

Bedroom 1:

3.67m x 3.64m (12' 0" x 11' 11") (Max) With built in storage closet, impressive countryside views.



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Bedroom 2:

4.3m x 3m (14' 1" x 9' 10") With impressive countryside views.



Bedroom 3:

3.3m x 3.02m (10' 10" x 9' 11")



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Bathroom:

Comprising w.c. and wash hand basin with under basin storage unit, fully tiled walls, panel bathtub with fully tiled surround, fully tiled shower cubicle with Mira electric shower system, extractor fan, Velux window.



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Exterior Features:

Site extends to circa half acre with landscaped garden to front with mature plant and shrubs, enclosed by wall with gate to side. Extensive Asphalt driveway with ample parking for eight cars plus. 3 outside water taps. Garden to side fully enclosed by wall and high hedge with gated access, laid in lawn with mature trees and shrubs, raised flower beds. Paved patio area. Fully covered and enclosed area for wood storage. 2 dog pens with paved flooring, raised vegetable bed, greenhouse. Abundance of outside storage including:

Garage:

7.9m x 5.48m (25' 11" x 18' 0") (Max)

Store 1 / Freezer House:

With power & lighting.

Store 2 / Boiler house:

With power & lighting, access to boiler.

Shed 1:

6.1m x 3.56m (20' 0" x 11' 8") (Max) with power and lighting.

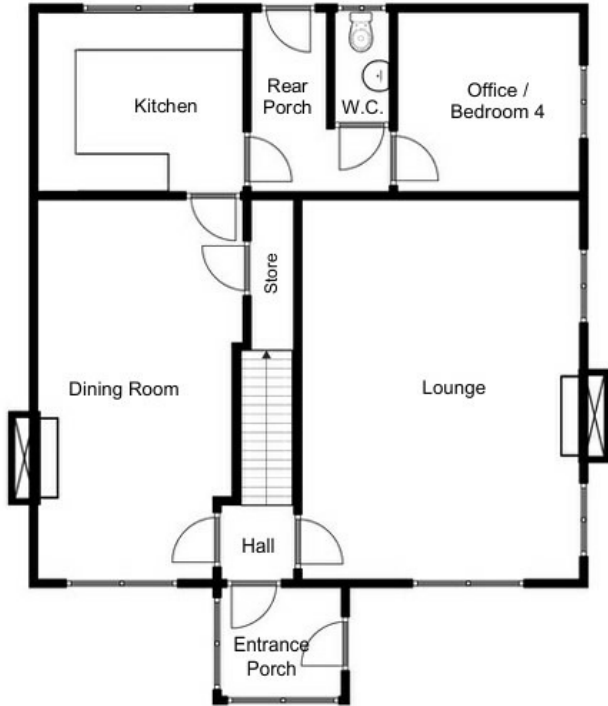
Shed 2:

2.44m x 2.44m (8' 0" x 8' 0") (Max) fully insulated with concrete base with power and lighting, wooden floor.



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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.

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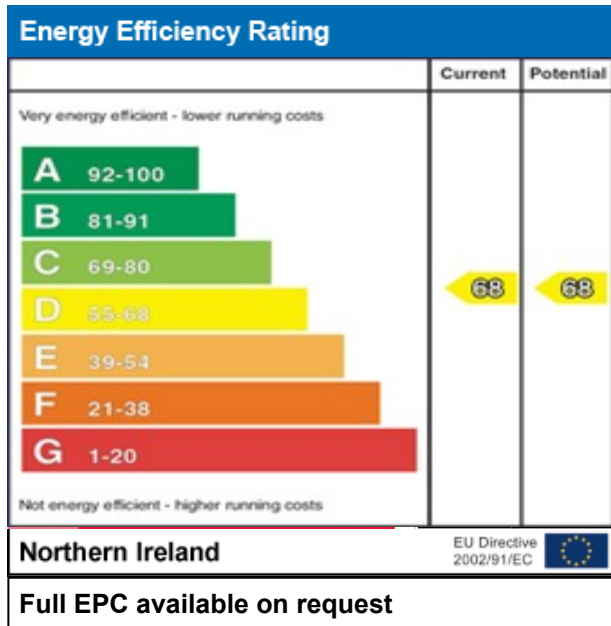


Property Location:

On leaving Coleraine via Dunhill Road turn left onto the Cashel Road and the first left onto the Killeague Road, follow the road for approximately 1 mile and number 58 will be situated on the left hand side.

Tenure: Freehold
Rates 2024 / 2025: £1421.58

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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
 COL0268 260924/MH

OUR OFFICE LOCATION



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