

**For Sale**

13 Hendra Park, Off Ballycastle Road, Coleraine,  
Co Londonderry, BT52 2HT

Offers Over **£160,000**

**Property Overview**

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Gas heating
- uPVC double glazed windows
- Modern bathroom and shower room
- Enclosed garden to the rear with mature trees
- Close to neighbourhood shops, primary school and transport links
- Ideal first time buyer / retirement home
- Rates: The assessment for the year 2024/2025 is £931.38
- EPC Rating - 65D

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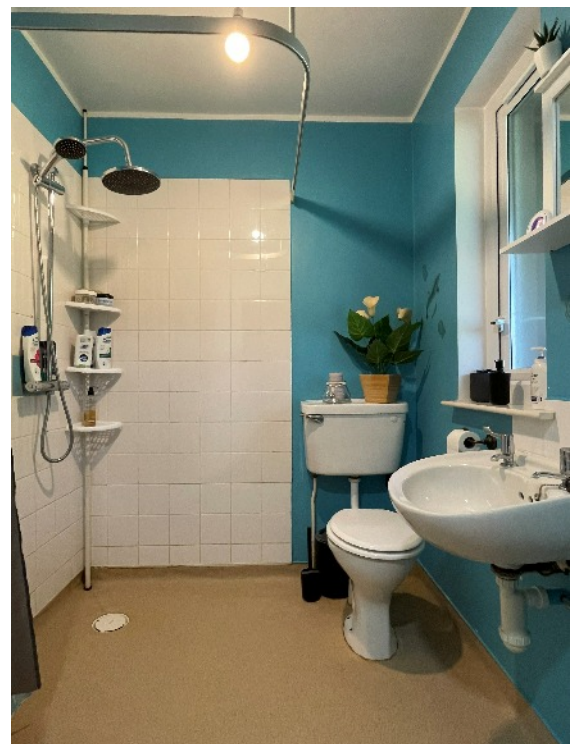


**ENTRANCE HALL:**

With mahogany glass panel front door with glass side panel, wooden effect flooring, cloaks cupboard, 2 storage cupboards – 1 housing gas boiler.

**SHOWER ROOM:**

Comprising soak away shower with tiled walls, mains rainfall shower fitting with body shower attachment, w.c., wash hand basin, extractor fan.



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**LOUNGE:**  
13' 9" x 13' 0" (4.20m x 3.96m) (MAX) With brick fireplace, tiled hearth, feature corner window, wooden effect flooring, recess lighting, television and telephone points.

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**KITCHEN / DINING AREA:**

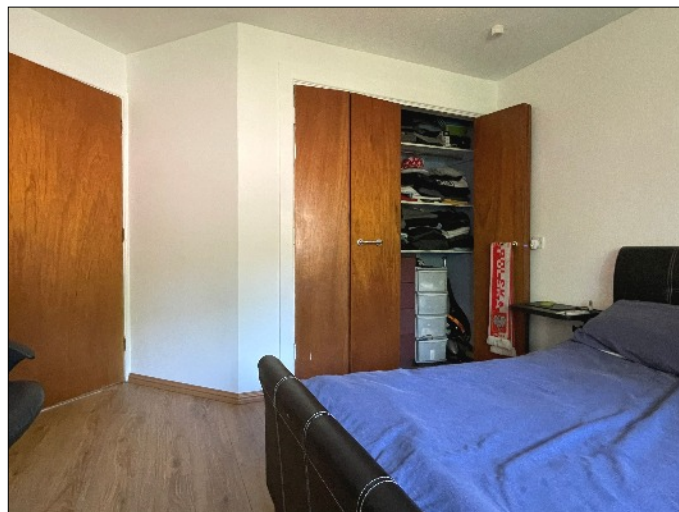
12' 1" x 10' 4" (3.68m x 3.15m) (MAX) (Installed early 2023) With eye and low level units including saucepan drawers, tiled between units, single bowl sink unit, space for slimline dishwasher and fridge / freezer, stainless steel extractor fan, Samsung induction hob and double oven, wooden effect flooring.

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**BEDROOM 1:**  
13' 1" x 11' 9" (4.00m x 3.58m) (MAX) With wooden effect flooring, built-in double wardrobe.

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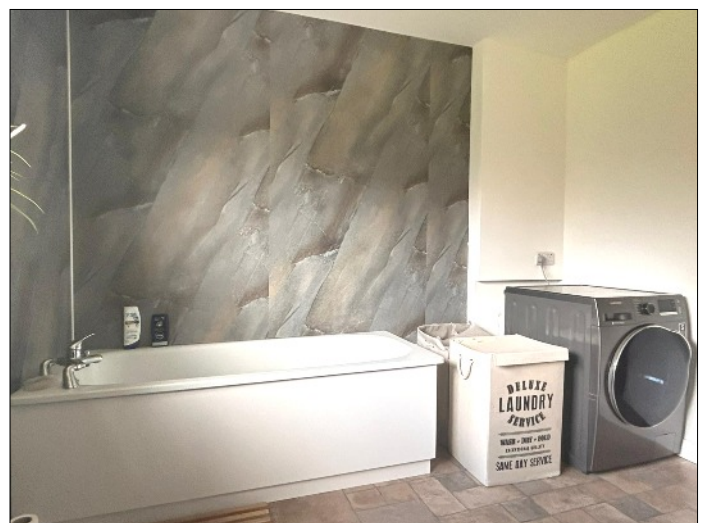


**BEDROOM 2:**  
13' 1" x 11' 9" (4.00m x 3.58m) (MAX) With wooden effect flooring, built-in double wardrobe.



**BEDROOM 3:**  
9' 9" x 7' 8" (2.96m x 2.33m)

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**BATHROOM:**

Comprising panel bath, w.c., wash hand basin, PVC panelled mostly on 2 walls, extractor fan, plumbed for washing machine.

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#### **EXTERIOR FEATURES:**

Garden laid in lawn to front with wall, fencing and trees. Tarmac driveway leading to car port. Garden laid in lawn to rear enclosed by wall and fencing with trees and shrubs. Water tap to rear. Outside light to front and at kitchen door under car port. Pedestrian gate to side. Wooden garden shed. Concrete area to rear. PVC guttering.

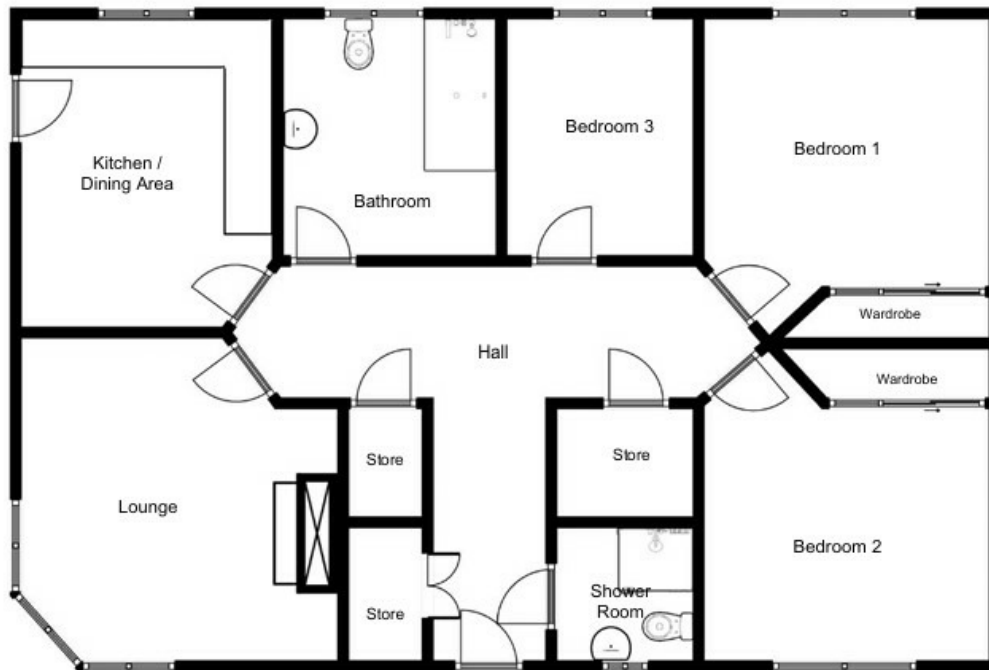
#### **CAR PORT:**

With vehicular gates to front and outside light at kitchen door.



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## FLOOR PLANS



**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 along the Ballycastle Road, just before the Ballycastle Road roundabout turn right into Clifton Park, then first right into Hendra Park and Number 13 is situated at the end on the right hand side.

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| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | <b>A</b>      |         |           |
| 81-91                    | <b>B</b>      |         |           |
| 69-80                    | <b>C</b>      |         |           |
| 55-68                    | <b>D</b>      | 65 D    | 68 D      |
| 39-54                    | <b>E</b>      |         |           |
| 21-38                    | <b>F</b>      |         |           |
| 1-20                     | <b>G</b>      |         |           |

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

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[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
COL0270 160924/JM

PC 250225

OUR OFFICE LOCATION



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Coleraine  
BT52 1AF



# Think

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