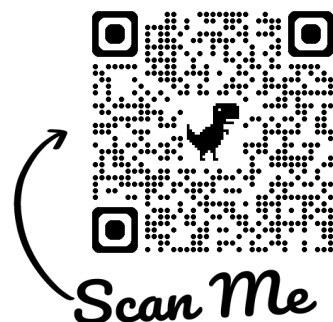


## For Sale

14 Fortsandel Avenue, Coleraine BT52 1TL

Offers Around **£230,000**



### Property Overview

- Detached Bungalow with integral garage
- 3 Bedrooms, 1 Reception Room
- Oil central heating
- uPVC woodgrain double glazed windows (except front porch)
- uPVC gutters, fascia and downpipes
- Located off the Mountsandel Road
- Convenient to town centre
- EPC Rating - E54

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**Sun Porch:**

With wooden double glazed windows, wood block flooring, wood panelled walls, mahogany front door with leaded glass panel, glass panel door with glass side panel leading to:

**Entrance Hall:**

With wooden effect flooring, dado rail, access to roof space. Cloaks cupboard.

**Lounge:**

4.8m x 3.6m (15' 9" x 11' 10") With mahogany fireplace, tiled inset and hearth, television point, wall lights.



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**Kitchen / Dining Area:**

6.5m x 3.6m (21' 4" x 11' 10")

(max) With eye and low level units including larder unit, tiled between units, Blanco 1 ½ bowl sink unit, Faber extractor fan, space for range cooker, integrated Electra fridge / freezer, integrated Beko dishwasher, wooden effect flooring, pine panelled ceiling with recess lighting, bank of units including eye level glass display units and 2 shelved units, glass panel door to:



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**Utility Room:**

2.9m x 2.6m (9' 6" x 8' 6")

With eye and low level units, single drainer stainless steel sink unit, fully tiled walls, tiled floor, plumbed for washing machine and space for tumble dryer (both raised), wood panel ceiling with strip lighting, patio doors to rear, door to garage.



**Bedroom 1:**

4.2m x 3m (13' 9" x 9' 10")



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**Bedroom 2:**

3.4m x 3.3m (11' 2" x 10' 10") With walk-in wardrobe.

**Bedroom 3:**

3m x 2.7m (9' 10" x 8' 10") With walk-in wardrobe.



**Shower Room:**

Comprising double base shower enclosure with glass screens and mains shower fitting, wash hand basin set in vanity unit, w.c., PVC panelled walls and ceiling, wall mounted LED and heated demister mirror, wooden effect flooring, hot press.



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## EXTERIOR FEATURES

Garden laid in lawn to the front and side enclosed by small wall and fencing. Raised shrub bed. Tarmac driveway. Outside lights to front, side and rear. Pedestrian gates to sides. Paved patio area on 2 levels mostly enclosed by fencing. Decking area. Water tap to rear. Electric power points to rear. Outside utility with low level unit, circular sink and plumbed for washing machine. PVC oil tank.

## Garage:

5.1m x 3.2m (16' 9" x 10' 6") with roller and pedestrian doors, boiler, power and strip lighting.



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## FLOOR PLANS



GROUND 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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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.
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			
<b>A</b>	92-100		
<b>B</b>	81-91		
<b>C</b>	69-80		
<b>D</b>	55-68		68
<b>E</b>	39-54	54	
<b>F</b>	21-38		
<b>G</b>	1-20		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

**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**  
 COL0277 081024/MH

**OUR OFFICE LOCATION**



24 New Row  
 Coleraine  
 BT52 1AF



# Think

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