

**For Sale**

80 Drumard Drive, Coleraine BT51 3EX

Offers Over **£115,000**



**Property Overview**

- Mid Terrace House
- 4 Bedrooms, 1 Reception Room
- Gas heating
- Double glazed windows - uPVC to the front and Wooden to the rear
- Generous enclosed garden to the rear
- Convenient to Primary school, Riverside retail park and Jet Centre entertainment complex and neighbourhood convenience store
- EPC Rating - D68

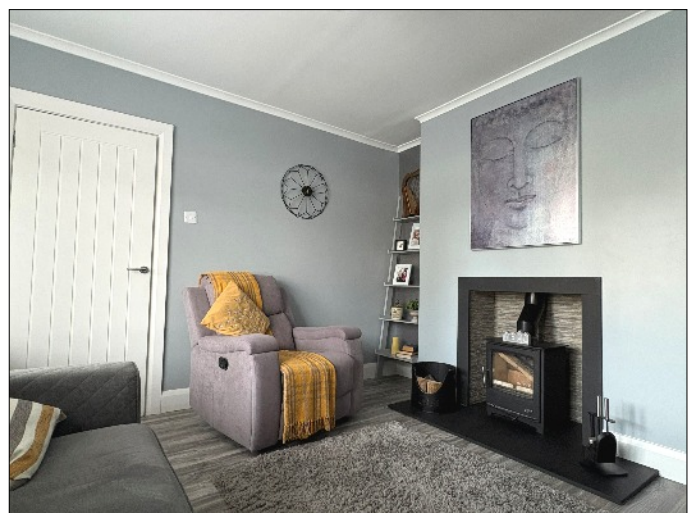
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**Entrance Hall:**

With uPVC glass panel front door and glass side panel, wooden effect flooring.

**Lounge:**

4m x 3.9m (13' 1" x 12' 10") with recess style fireplace with wood burning stove, tiled hearth, bay window, wooden effect flooring.



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**Kitchen / Dining Area:**

5.8m x 3.2m (19' 0" x 10' 6") (max) with eye and low level units, tiled between units, single basin stainless steel sink unit, extractor fan, NordMende hob and oven, space for fridge / freezer and tumble dryer, plumbed for washing machine, tiled floor, panelled ceiling, understairs storage, farmhouse style door to rear garden.



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## FIRST FLOOR

### Landing:

With access to roof space.

### Bedroom 1:

4.4m x 4m (14' 5" x 13' 1") (max) with built in wardrobe.



### Bedroom 2:

4m x 3.4m (13' 1" x 11' 2") (max) with shelved storage.



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**Bedroom 3:**

3m x 2.3m (9' 10" x 7' 7") with laminate flooring.



**Bedroom 4:**

3.2m x 2m (10' 6" x 6' 7") with laminate flooring.

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**Bathroom:**

Comprising panel bath, mains shower fitting and shower screen over bath, w.c. and wash hand basin, fully tiled walls, wooden effect flooring, storage cupboard housing gas boiler.

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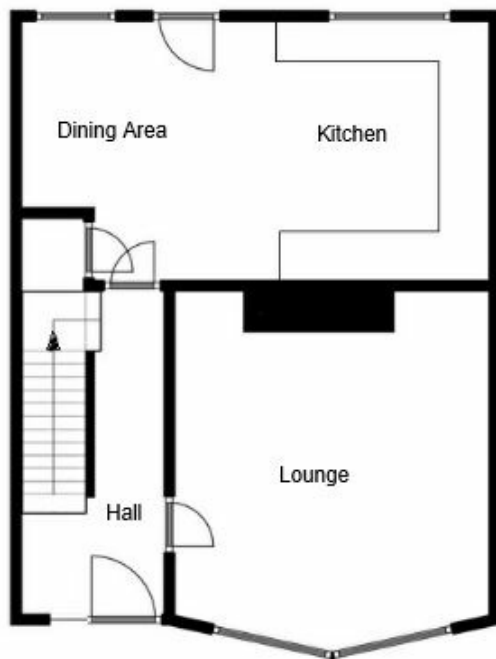


### EXTERIOR FEATURES

Screened area to front enclosed by small fence with pedestrian gate and path to front door. Shrub bed to front. Garden laid in lawn to rear enclosed by fencing with mature trees. Paviour patio area to rear. Pedestrian gate to shared laneway. Water tap to rear. Outside light to rear. Garden store with 2 doors separated with wooden divide, with strip lighting.



## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

**For illustrative purposes only. Not to scale.**

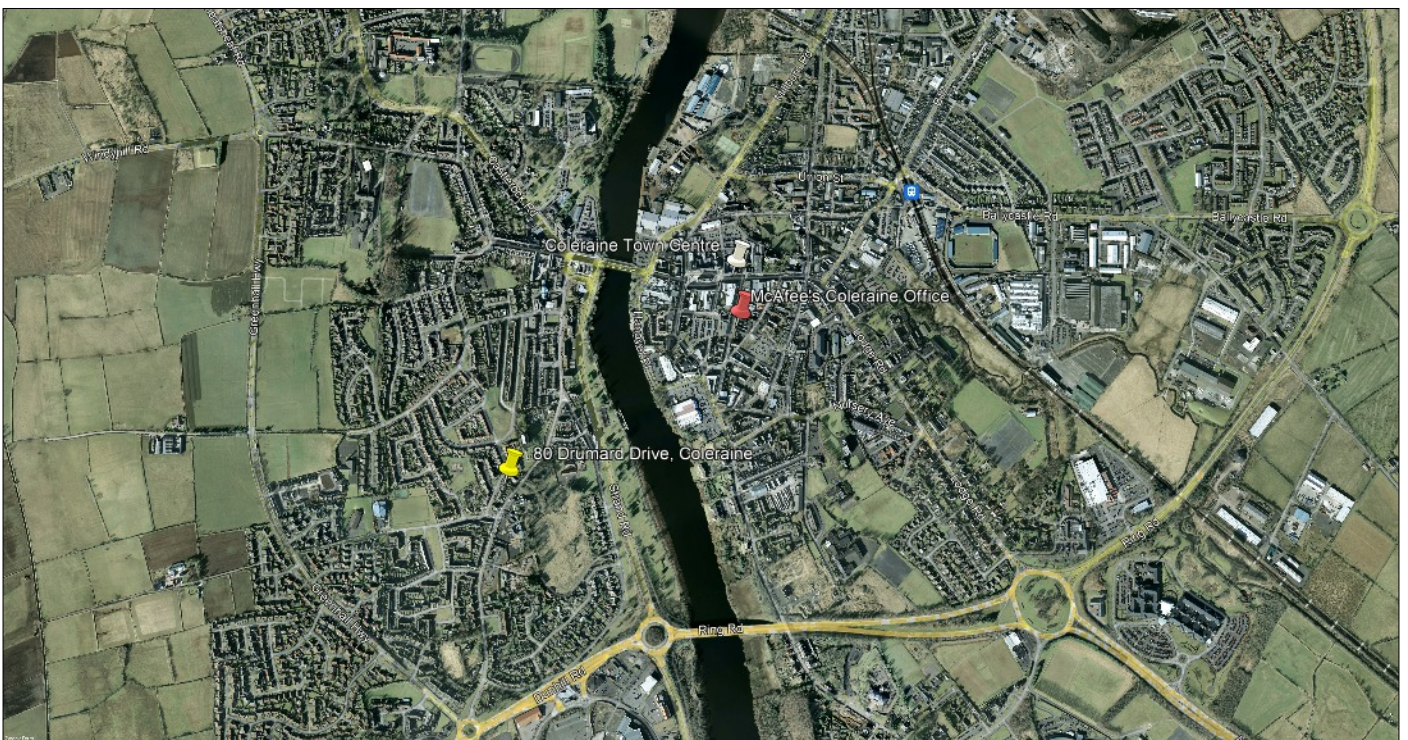
**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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**LOCATION:**

At Dunhill Road roundabout take the exit onto Laurelhill Road. Continue along to the mini roundabout and turn left. Take the first on the right onto Drumard Drive and Number 80 is situated on the right hand side.

- Rates: The assessment for the year 2024/2025: £735.30
- Tenure: Freehold

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	<b>68</b>	<b>70</b>
<b>E</b> 39-54		
<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**

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

**PROPERTY REFERENCE**  
 COL0278 091024/MH

**OUR OFFICE LOCATION**



Google maps



# Think

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