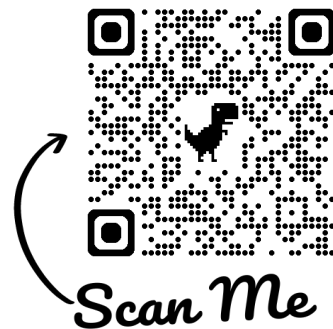


For Sale

1 Spa-Well Gardens, Coleraine BT52 1SR

Offers Around **£149,950**



Property Overview

- Semi-Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil central heating
- uPVC double glazed windows
- uPVC gutters, fascia and downpipes
- Located off the Mountsandel Road
- Large wooden shed included
- EPC Rating - E46

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Entrance Hall:

With part tiled floor and part wooden flooring, access to roof space, uPVC front door.

Lounge:

5.3m x 3.8m (17' 5" x 12' 6") With pine fireplace, cast iron inset and tiled hearth, television point, telephone point, bay window, laminate flooring.



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Kitchen / Dining Area:

4.2m x 3.4m (13' 9" x 11' 2") With eye and low level units, tiled between units, single bowl stainless steel sink unit and drainer, space for cooker, space for fridge / freezer, space for washing machine, extractor fan, strip lighting, uPVC rear door, tiled floor.



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Bedroom 1:

3.5m x 3.3m (11' 6" x 10' 10") with laminate flooring.



Bedroom 2:

3.3m x 2.6m (10' 10" x 8' 6") with laminate flooring.



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Bedroom 3:

3.3m x 3.3m (10' 10" x 10' 10") with laminate flooring.



Bathroom:

Comprising w.c., wash hand basin, panel bath, Triton electric shower fitting above bath, handheld shower attachment over bath, half tiled walls, fully tiled around bath. Hot press.



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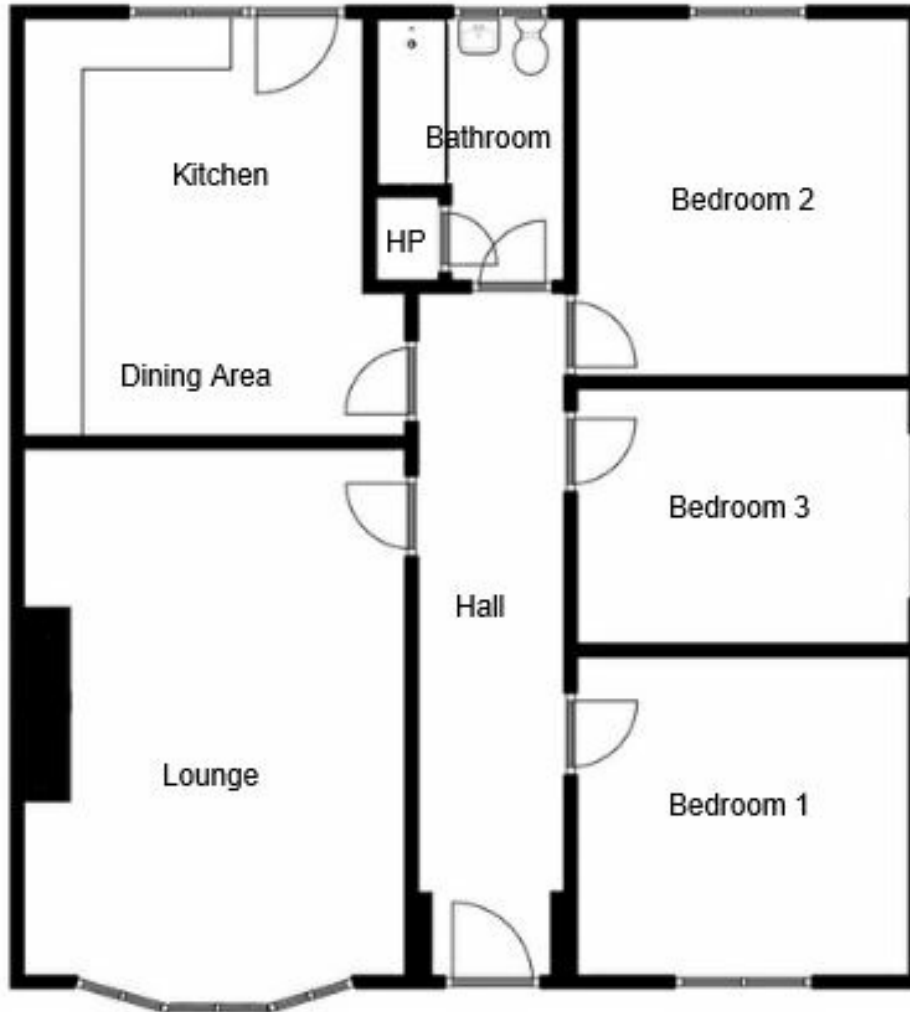
EXTERIOR FEATURES

Garden laid in lawn to the front with shrubs. Driveway to side with vehicular gates. Garden to the rear enclosed by fencing. Pedestrian gate to side. Outside lights to front, side and rear. Water tap to rear. Boiler house. Paved patio area to rear. PVC oil tank.



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FLOOR PLANS



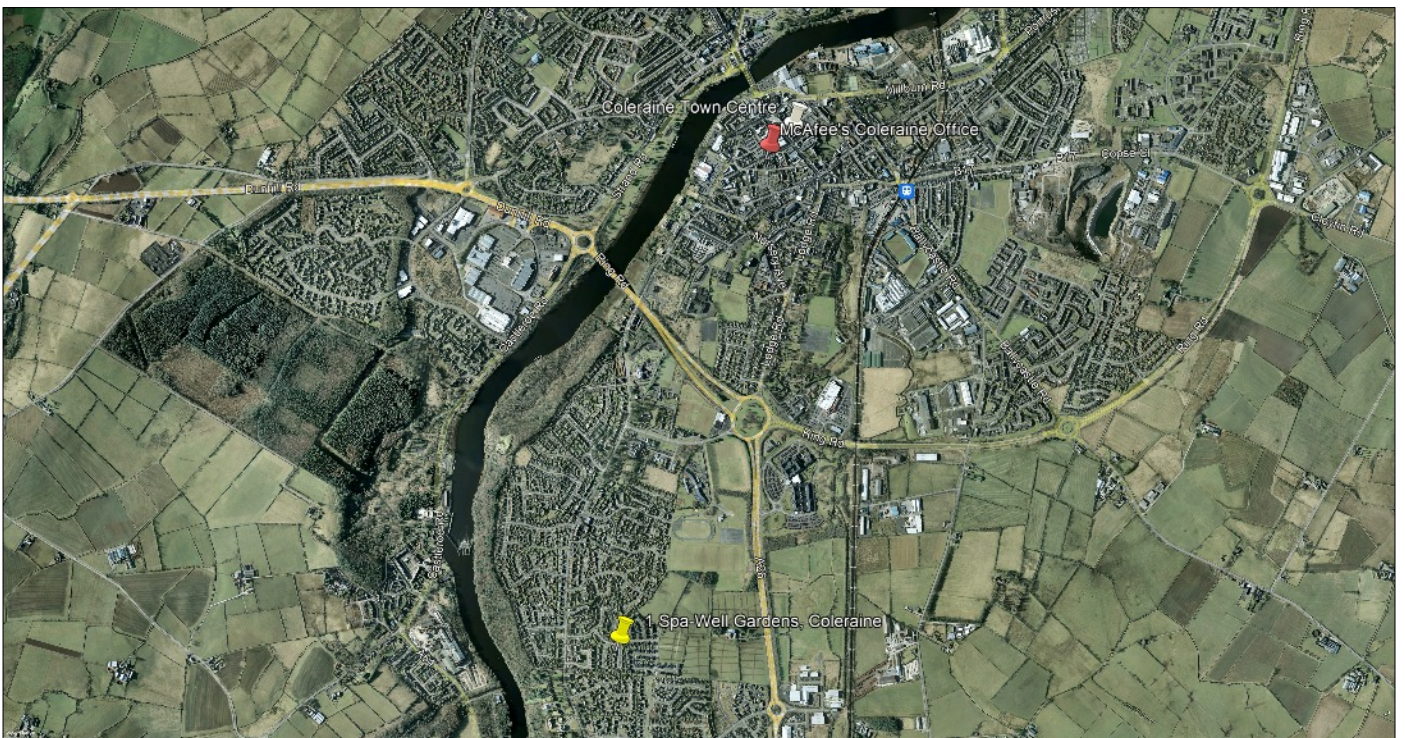
For illustrative purposes only. Not to scale.

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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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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LOCATION:

On leaving Coleraine along the Mountsandel Road, continue through the mini roundabout. Take the fifth exit on the left into Maybrook Park. Turn right into Wattstown Crescent and then take the second on the right into Spa-Well Gardens and Number 1 is situated on the right hand side.

- Rates: The assessment for the year 2024/2025: £1029.42
- Tenure: Freehold

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	46	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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

COL0279 091024/MH

OUR OFFICE LOCATION



24 New Row
Coleraine
BT52 1AF



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