

OFFERS OVER: £135,000



9 Dunmore Street, Coleraine, BT52 1EL

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35 Carthall Road, Coleraine, BT51 3LH

- 3 Bedroom 1 Reception Detached Bungalow
- Property Requires Major Refurbishment
- Strategically Located on the Main Carthall Road
- Provision For Oil Fire Central Heating
- Part Double Glazed

This 3 bedroom 1 reception bungalow which is strategically located on the main Carthall Road requires major refurbishment but has the potential to be a superb property that would cater to a wide arrange of clientele.



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Accommodation

Entrance Porch
With tiled floor

Entrance Hall
With solid wood flooring.

Lounge/Dining Room
With Solid wood flooring, fireplace electric inset with wooden mantle & stone surround, points for wall lights, coved ceiling and serving hatch.
7.85m x 3.86m

Kitchen
(Widest Point) with tiled floor, stainless steel sink unit with mixer tap, tiling around worktop, coved ceiling and serving hatch.
3.15m x 2.92m

Cloaks Room
1.96m x 1.57m

Main Bathroom
With WC, wash hand basin, bath, shaver point, mounted storage cabinet and hotpress

Bedroom 1
With solid wood flooring
4.14m x 2.92m

Bedroom 2
With coved ceiling
3.12m x 2.92m

Bedroom 3
With coved ceiling
3.12m x 1.96m

Rear Utility Room
Requires renovation and new roof

Garage
With up & over door and pedestrian door to side
4.80m x 2.67m

Exterior
Extensive gardens to front and rear laid in lawn which is fully enclosed by mature hedging.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		52
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		



Agent:

Bensons
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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

•Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.

•These particulars do not constitute a contract or part of a contract.

•All measurements quoted are approximate.

•Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.