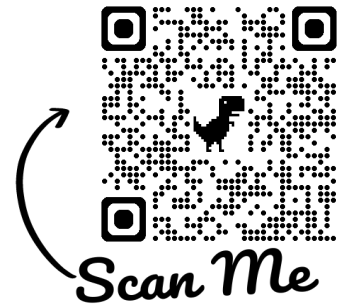


For Sale

14 Coolnasillagh Road, Garvagh BT51 5EW

Offers Around **£185,000**



Property Overview

- Semi Detached House
- 3 Bedrooms, 2 Reception Rooms
- Circa. 0.27 of an acre site
- Oil heating
- Mahogany double glazed windows
- uPVC fascia, soffits and guttering
- Approximately 10 miles to Coleraine, Ballymoney and Limavady, 3 miles to Garvagh
- Countryside location, situated adjacent to Ballerin Sarfields GAC
- Well maintained property, both internally and externally
- EPC Rating - F23

14 Coolnasillagh Road, Garvagh BT51 5EW

Entrance Porch:

With mahogany double glazed glass panel front door and glass side panels, tiled floor, pine panelled ceiling, mahogany single glazed glass panel door to:

Entrance Hall:

With tiled floor, oak panel door to both lounge and snug.

Lounge:

6.14m x 3.63m (20' 2" x 11' 11") with Donegal quartz tiled fireplace, mahogany mantle, tiled hearth, wall lights, wooden effect flooring, television point, pine panelled ceiling, oak panel door to kitchen.



14 Coolnasillagh Road, Garvagh BT51 5EW

Open plan to Kitchen / Snug:

6.14m x 4.69m (20' 2" x 15' 5") (Max)

Kitchen:

With oak eye and low level units including dresser unit, tiled between units, single drainer stainless steel sink unit, tiled floor, space for fridge / freezer, recess lighting, space for cooker, Hotpoint stainless steel extractor fan, integrated Hotpoint dishwasher, uPVC woodgrain glass panel rear door.

Snug:

With recess style fireplace housing Stanley range cooker, tiled floor, television point, under stairs storage.



14 Coolnasillagh Road, Garvagh BT51 5EW

FIRST FLOOR

Landing:

With wooden effect flooring, access to roof space.

Bedroom 1:

3.7m x 3.6m (12' 2" x 11' 10") with built-in wardrobe, pine wooden flooring.



Bedroom 2:

3.78m x 3m (12' 5" x 9' 10") with built-in wardrobe over stairwell, pine wooden flooring.



14 Coolnasillagh Road, Garvagh BT51 5EW

Bedroom 3:

3.02m x 2.72m (9' 11" x 8' 11") with built-in wardrobe, pine wooden flooring.



Bathroom:

3.02m x 2.72m (9' 11" x 8' 11") with built-in wardrobe, pine wooden flooring.



14 Coolnasillagh Road, Garvagh BT51 5EW



EXTERIOR FEATURES

Garden laid in lawn to front, side and rear, enclosed to the front by wall and vehicular gates, and to the side and rear by hedging and fencing. Paviour parking area to the side leading to paved area to the rear. Recess lighting at the front door. Outside lighting to the rear of the property and around the garage. Water tap to rear. Greenhouse. Septic tank. PVC oil tank. 2 sheds (1 wooden and 1 metal – in poor condition).

Utility / store:

With single drainer stainless steel sink unit, plumbed for washing machine, boiler, shelving, strip lighting, power points, wooden single glazed window.

Outside w.c.:

With light.

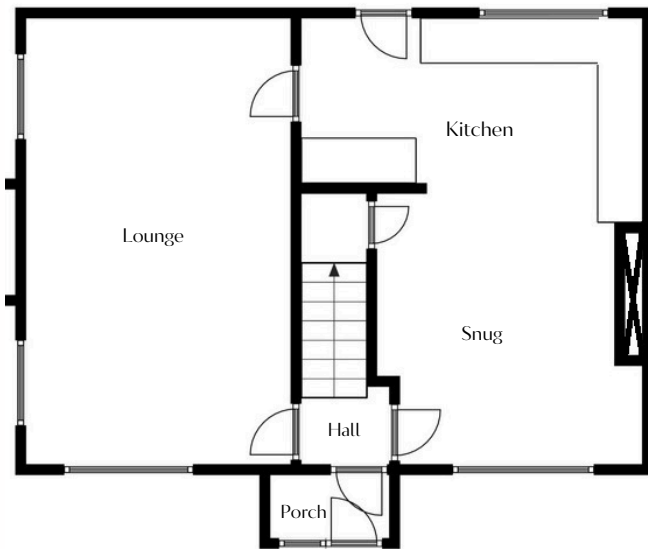
Garage:

8.58m x 4.27m (28' 2" x 14' 0") (no planning permission granted) with strip lighting, power points, sliding vehicular door, work bench, wooden single glazed windows.

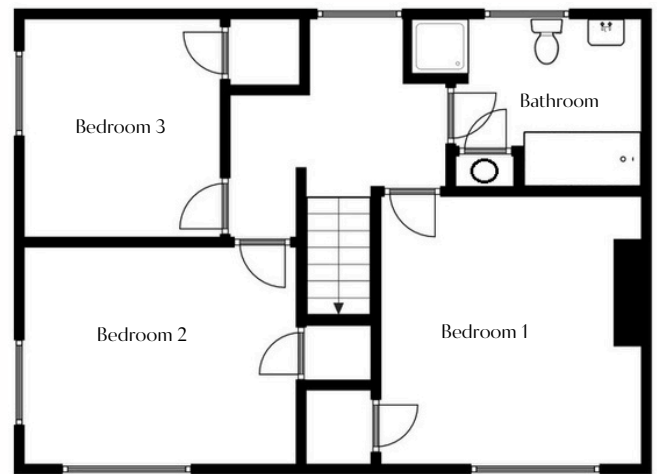


14 Coolnasillagh Road, Garvagh BT51 5EW

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

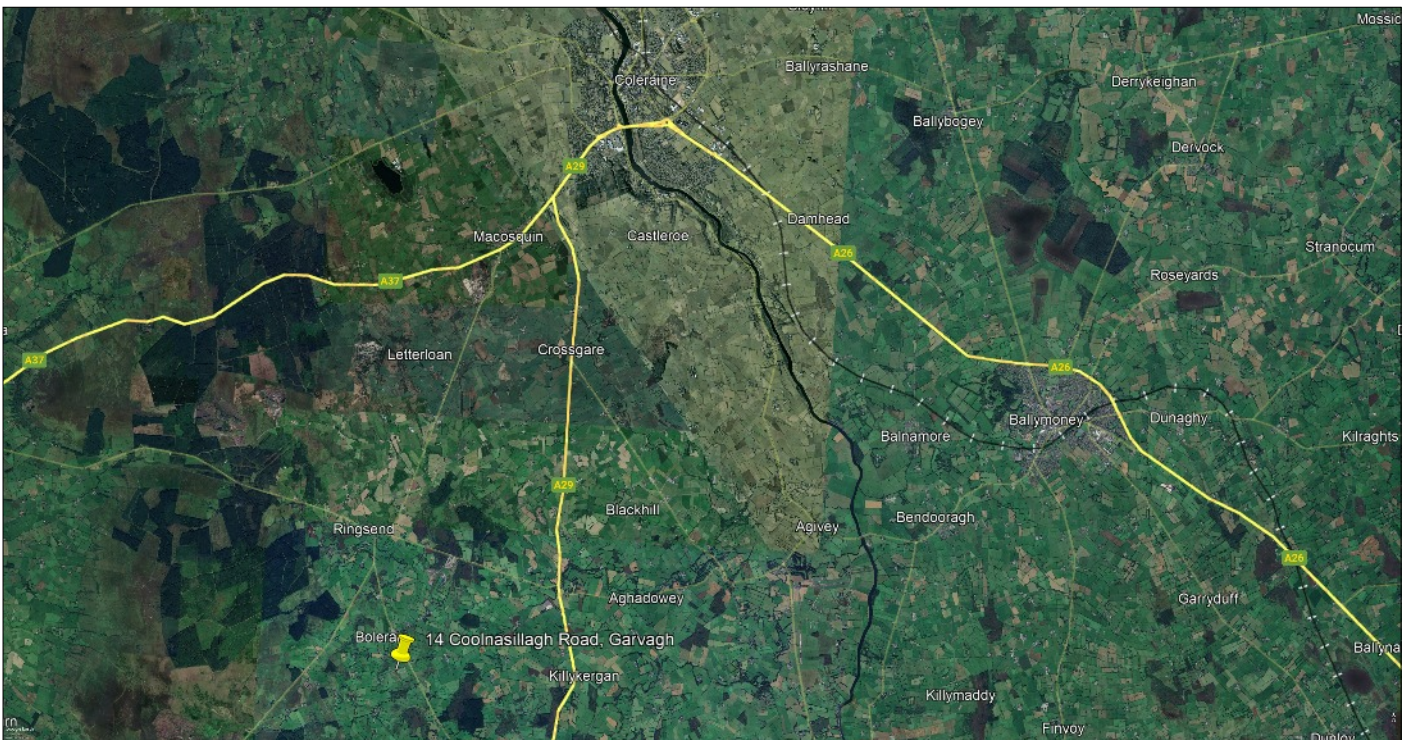
For illustrative purposes only. Not to scale.

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.

MISREPRESENTATION CLAUSE: McAfee Sales, give notice to anyone who may read these particulars as follows:

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.

14 Coolnasillagh Road, Garvagh BT51 5EW



LOCATION:

On travelling along the Drumcrown Road (A29) from Coleraine towards Garvagh, At about 6 miles turn right onto Gorran Road, travel the full length of the road (2.25 miles), then cross over Boleran Road onto Coolnasillagh Road and Number 14 is situated on the left hand side just after Ballerin Sarfields GAC.

- Rates: The assessment for the year 2024/2025: £1029.42
- Tenure: Leasehold - 999 years from 30th April 1982
- Ground Rent: £0.05 pence per annum (if demanded)

14 Coolnasillagh Road, Garvagh BT51 5EW

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		49
F 21-38	23	
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
 COL0284 041224/MH

OUR OFFICE LOCATION



mrafee

24 New Row
 Coleraine
 BT52 1AF



Think

FINANCIAL SERVICES

by Clare

- Residential Mortgages
- Re-mortgages
- Self Build Mortgages
- Buy To Let Mortgages
- Holiday Let Mortgages
- Life Cover
- Critical Illness Cover
- Income Protection
- Buildings & Contents Cover
- Landlord Insurance

Contact Clare on 028 7083 2233 / 07739 707 078

Think Financial Services is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading name of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.