



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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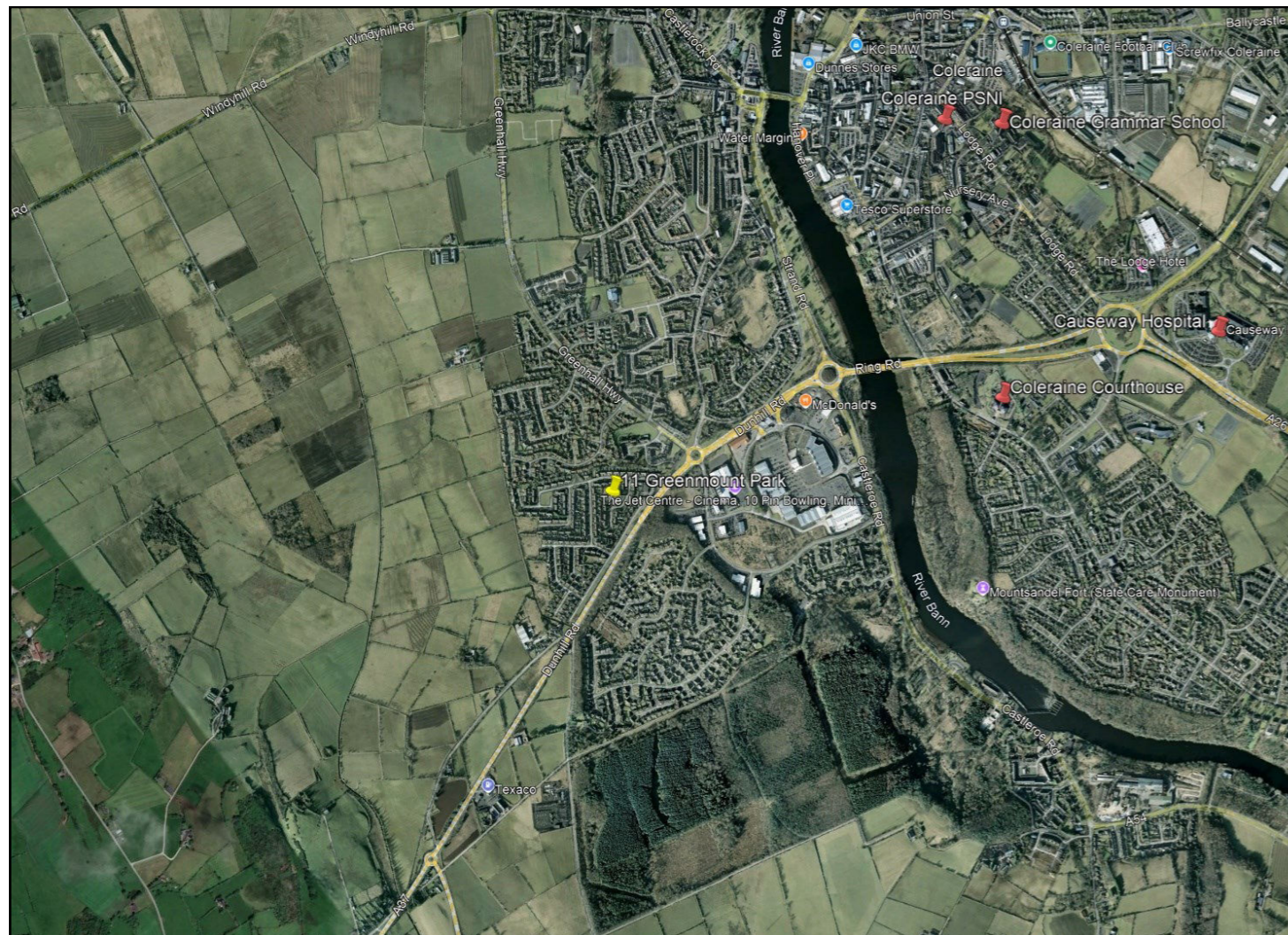
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**ARMSTRONG GORDON**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	37 F	
1-20	G		

**COLERAINE**

11 Greenmount Park

BT51 3QL

Offers Over £179,500

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A delightful 4 bedroom 3 reception detached chalet bungalow situated in the ever popular residential area of Greenmount. This family home enjoys well laid out accommodation throughout. Externally the property benefits from a double detached garage with extra height ceiling room and good sized garden area to front and rear. The property is highly elevated and is a triangle shaped site so is extremely deceptive in size. The property also offers excellent convenience to nearby shops and also for those wishing to commute to Belfast or Londonderry onto the ring roads.

Leaving Coleraine take your first right after the Greenmount Roundabout onto Greenmount Road. Drive straight ahead and take your first left into Greenmount Park. No 11 will be located on your right hand side at the top of the hill.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

5'4 wide



**Lounge:**

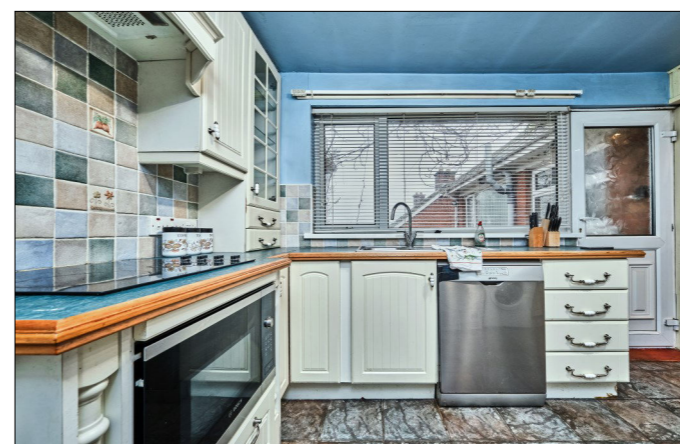
With pine surround fireplace with cast iron and tiled inset with tiled hearth and matching pine mirror above. 16'2 x 12'6



**Kitchen/Dining Area: 26'3 x 10'6 overall**

**Kitchen:**

With single drainer stainless steel sink unit, high and low level built in units with tiling between, integrated ceramic hob with tiled splashback, 'Neff' double eye level stainless steel oven, extractor fan above, integrated 'Bosch' microwave, plumbed for automatic washing machine and dishwasher, space for tumble dryer, space for fridge, illuminated glass display cabinets, plate rack, drawer bank, under unit lighting, tiled floor and pedestrian door leading to rear paved area.



**Dining Area:**

With hot press, broom cupboard, double shelved cupboard, overhead storage and wood floor. 11'11 x 9'0

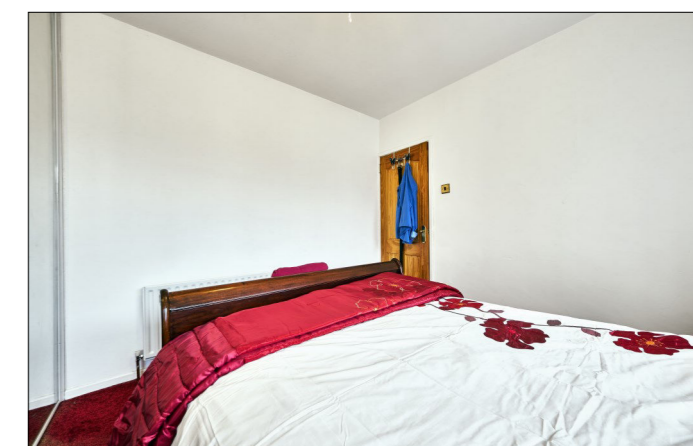
**Sun Room:**

With tiled floor and PVC French doors leading to rear garden. 15'5 x 11'1



**Bedroom 1:**

With triple built in mirrored slide robes. 10'9 x 9'0



**Bedroom 2:**

10'9 x 8'0



**Bedroom 3:**

8'6 x 7'9



**Bathroom:**

With white suite comprising w.c., wash hand basin with storage below, telephone hand shower over pine panelled bath, heated towel rail, fully tiled walls, pine sheeted ceiling and solid wood floor.

**FIRST FLOOR:**

**Landing:**

With 'Velux' window.

**Bedroom 4:**

With two 'Velux' windows, feature wood beams, access to eaves and built in wardrobe. 15'6 x 14'9



### **Bathroom:**

With white suite comprising w.c., floating circular wash hand basin with PVC cladded splashback, freestanding bath with telephone hand shower with PVC cladded surround, PVC cladded walk in shower cubicle with electric shower, access to eaves and extractor fan.



### **EXTERIOR FEATURES:**

Extensive paviour driveway leading to large double garage 19'0 x 18'9 with light, power points and two roller doors. Garden to side is fenced in with access to fenced in rear garden with paved patio area, sun house and elevated lawn area, leading to decked area with green house and shed. Established shrubbery, trees and hedging surrounding garden. Light to front and rear. Tap to rear. Garden to front is fenced in and filled with established shrubbery, trees and hedging. Steps to front door.

### **SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating
- \*\* PVC Double Glazed Windows
- \*\* Large Double Garage To Side
- \*\* Elevated Spacious Garden To Side
- \*\* Popular Residential Area
- \*\* Fully Owned Solar Panels Of Which The Owner Receives Payment Every Oct Plus Free Hot Water

### **TENURE:**

Freehold

### **CAPITAL VALUE:**

£140,000 (Rates: £1,372.56 p/a approx.)



