

## For Sale

37 Somerset Park, Coleraine BT51 3LH

Offers Around **£210,000**



### Property Overview

- Detached House
- 3 Bedrooms, 1 Reception Room
- Gas heating
- uPVC double glazed windows
- uPVC fascia and guttering
- Excellent order throughout
- Provision for garage (subject to necessary consent)
- Convenient to Riverside Retail Park and the Jet Centre entertainment complex
- New kitchen installed in February 2023
- EPC Rating - C80

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**Entrance Hall:**

With wooden effect flooring, under stairs storage, composite front door.

**Cloakroom:**

Comprising w.c., wash hand basin set in vanity unit, tiled floor, extractor fan.

**Lounge:**

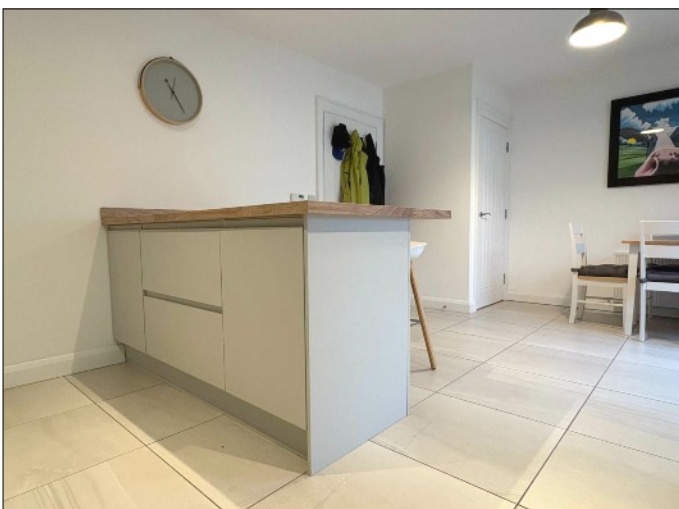
4.6m x 3.4m (15' 1" x 11' 2") with television and telephone points.



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**Kitchen / Dining Area:**

5.8m x 3.9m (19' 0" x 12' 10") (Max) with eye and low level units including saucepan drawers and pull out larder unit, Lamona single drainer sink unit, integrated Beko dishwasher and fridge / freezer, Zanussi double oven, Bosch hob, extractor fan, part tiled walls, recess lighting in kitchen area, breakfast bar with low level units and pull out waste bin unit, tiled floor, uPVC glass panel French doors to rear garden. Utility Cupboard with space for washing machine and tumble dryer above. Gas boiler.



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Turning staircase leading to:

## FIRST FLOOR

### Landing:

With access to roof space, linen cupboard.

### Bedroom 1:

3.3m x 3.2m (10' 10" x 10' 6") (Max) With television point.



### En-suite:

Comprising tiled shower enclosure with Mira Sport electric shower fitting, w.c., wash hand basin set in vanity unit, tiled floor, heated towel rail, extractor fan.

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**Bedroom 2:**

3.8m x 3.4m (12' 6" x 11' 2") with television point.



**Bedroom 3:**

2.5m x 2.4m (8' 2" x 7' 10")



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**Bathroom:**

Comprising panel bath with tiling above, tiled shower enclosure with mains shower fitting, w.c., wash hand basin set in vanity unit, tiled floor, heated towel rail, recess lighting.

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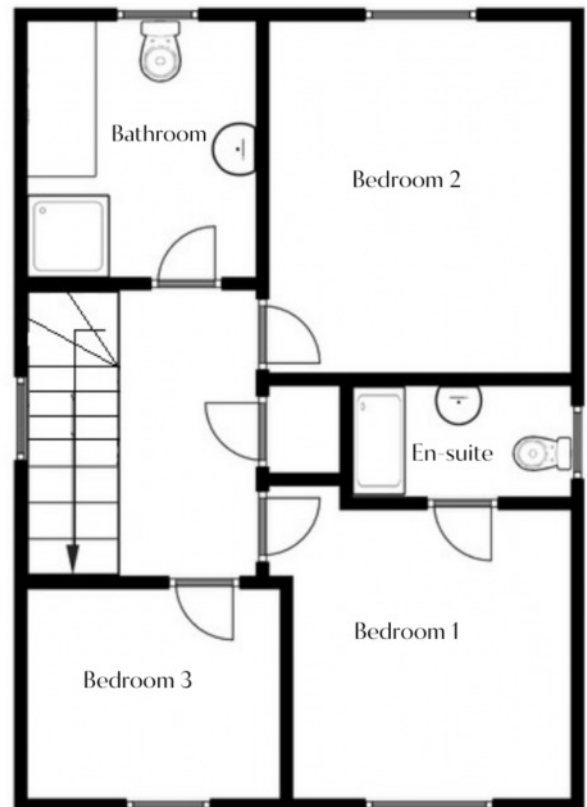
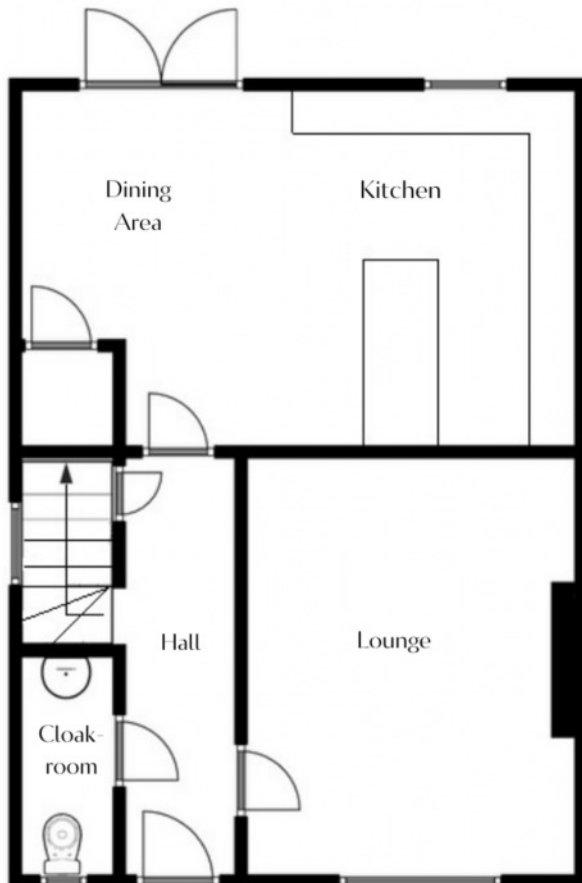
## EXTERIOR FEATURES

Garden laid in lawn to the front and rear. Enclosed by wall and fencing to the rear with pedestrian gates to the sides. Shrub bed to the rear. Paviour patio area to the rear. Wooden garden shed. Outside light to the front and rear. Water tap to the rear. Tarmac driveway.



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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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## LOCATION:

On approaching Coleraine along the Dunhill Road (A29), turn right at the Greenmount roundabout onto Somerset Road, then first right onto Somerset Park and Number 37 is located within this development.

- Rates: The assessment for the year 2024/2025: £1225.50
- Tenure: Leasehold - 5000 Year Lease
- Ground Rent: Nominal if demanded

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
<b>A</b>	92-100		
<b>B</b>	81-91		
<b>C</b>	69-80	80	80
<b>D</b>	55-68		
<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**

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

**PROPERTY REFERENCE**  
 COL0285 080125/MH

**OUR OFFICE LOCATION**



24 New Row  
 Coleraine  
 BT52 1AF



# Think

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