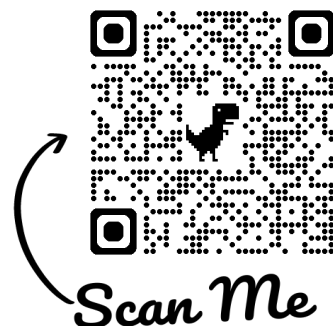


For Sale

43 Clintonville Gardens, Garvagh BT51 5AH

Offers Around **£185,000**



Property Overview

- Detached Bungalow
- 3 Bedrooms, 1 Reception Room
- Oil fired central heating
- uPVC double glazed windows
- Pine internal doors
- PVC guttering
- Tarmac driveway and parking area to front
- Excellent family home
- Convenient to village centre with all its amenities
- EPC Rating - E54

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Exterior Entrance Porch:

With tiled steps, outside light.

Entrance Hall:

With uPVC glass panel front door with glass side panel, telephone point, Karndean wood effect flooring, cloaks cupboard, Hotpress.

Lounge:

5.18m x 3.68m (17' 0" x 12' 1") with pine surround fireplace and overmantle mirror, cast iron inset, granite hearth, wood effect flooring, television point.



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Kitchen / Dining:

4.99m x 3.67m (16' 4" x 12' 0") with oak eye and low level units, integrated dishwasher, Bush oven, Belling hob, extractor fan, one and a half bowl stainless steel sink unit, pelmet with concealed lighting, tiled floor, patio door to rear.



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Utility Room:

3.67m x 1.77m (12' 0" x 5' 10") with low level units, tiled above worktop, single drainer stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled floor, uPVC glass panel side door.

Bedroom 1:

3.64m x 3.29m (11' 11" x 10' 10") with wood effect flooring.



En-suite:

Comprising shower cubicle with Triton electric shower fitting, wash hand basin, w.c., fully tiled walls, extractor fan.

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Bedroom 2:

3.68m x 3.27m (12' 1" x 10' 9") with wood effect flooring, countryside views.



Bedroom 3:

2.77m x 1.46m (9' 1" x 4' 9") with wood effect flooring, countryside views.



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Bathroom:

Comprising panel bath, wash hand basin, w.c., tiled shower cubicle with Mira electric shower fitting, extractor fan, tiled around bath.



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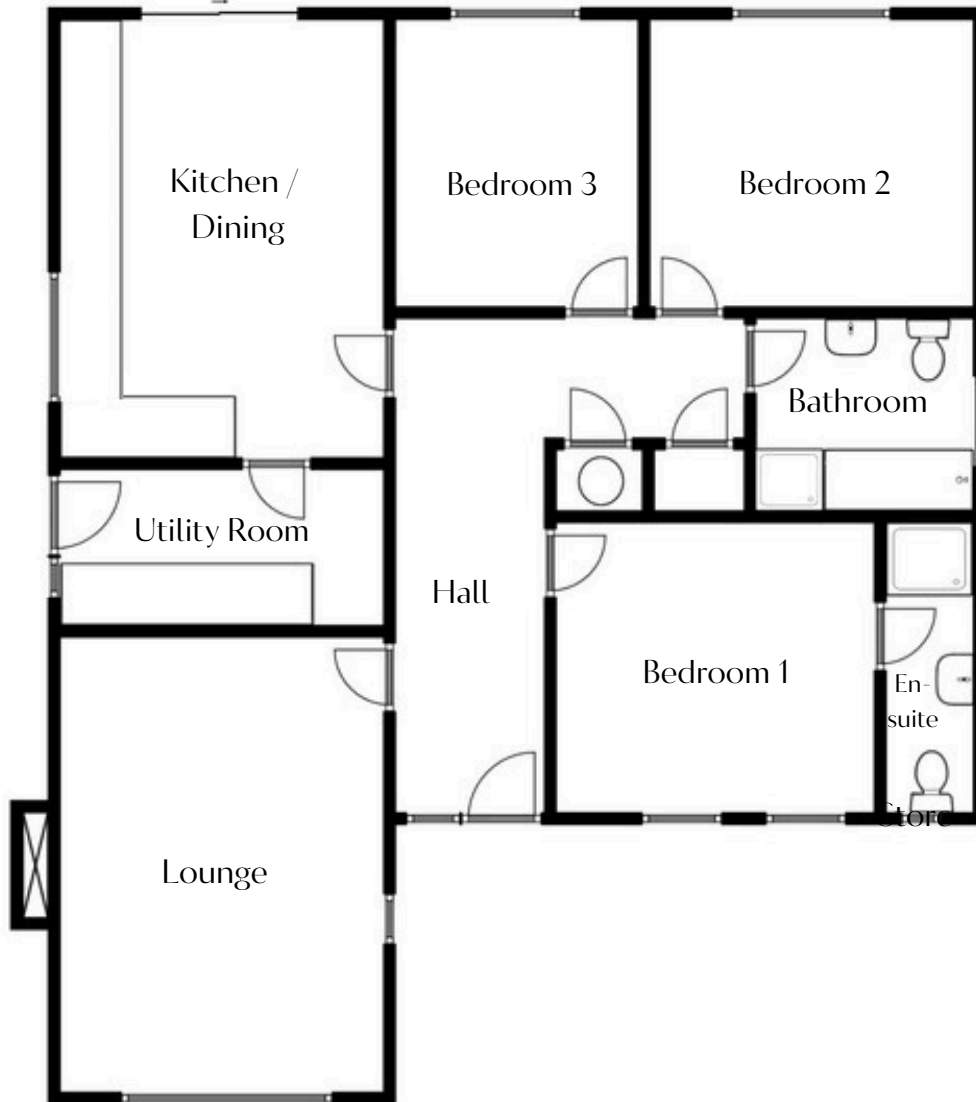
EXTERIOR FEATURES

Exterior porch with tiled steps and outside light. Screened area to front. Garden laid in lawn to rear and side. Concrete path around property. Outside lights to rear and side. PVC oil tank. Raised vegetable bed. Hedging to rear. Wall and fencing to sides. Boiler house. Water tap to side. Concrete area to side. Pedestrian gate to side of property.



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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.

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.

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LOCATION:

On approaching Garvagh from Coleraine along the A29 at the traffic lights turn right onto the Limavady Road. Clintonville Gardens is the first turning on the right. Continue round Clintonville Gardens and Number 43 is situated to the rear of the development.

- Rates: The assessment for the year 2024/2025: £1078.44
- Tenure: Leasehold from 14th May 1998 for 10,000 years.
- Ground Rent: £0.05 pence per annum.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		66
E	39-54	54	
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
 COL0286 210125/MH

OUR OFFICE LOCATION



Google maps



Think

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