



**FREE INDEPENDENT FINANCIAL ADVICE**

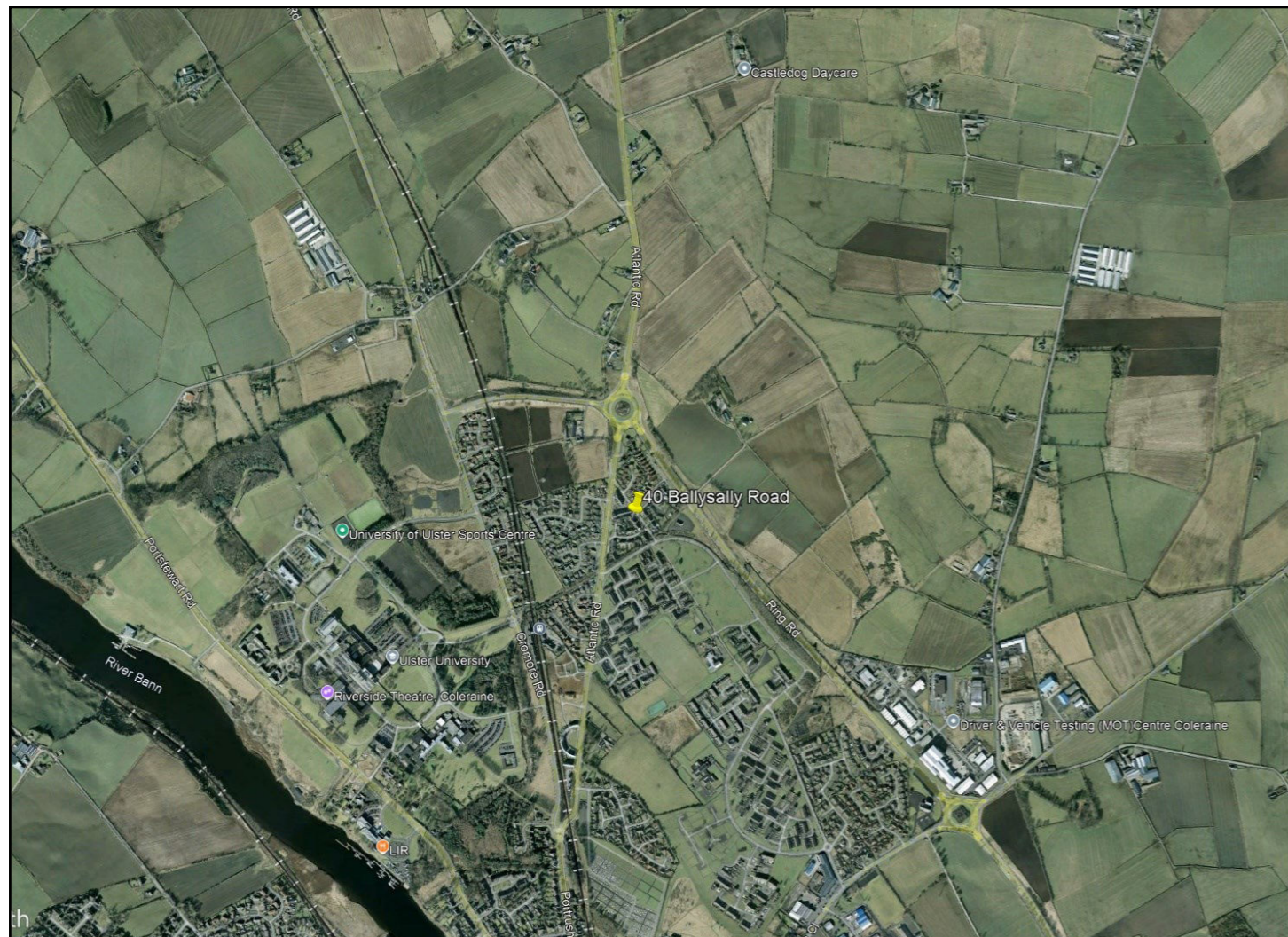
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To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

# ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	60 D
39-54	E		
21-38	F		
1-20	G		

## COLERAINE

40 Ballysally Road

BT52 2QA

Offers Over £169,500

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A five bedroom semi-detached house located on the edge of Coleraine close to the Ring Road roundabout leading to Portstewart and Portrush. The property offers spacious and well laid out accommodation with a modern excellent fitted kitchen and dining area. The property offers spacious parking area to front and generous rear garden with plenty of space all around. Located off the A29 Atlantic Road, the property offers superb access onto the ring roads for those needing to commute to Belfast or Londonderry. This property ticks a lot of the right boxes for various reasons, so please feel free to book an appointment at your earliest opportunity.

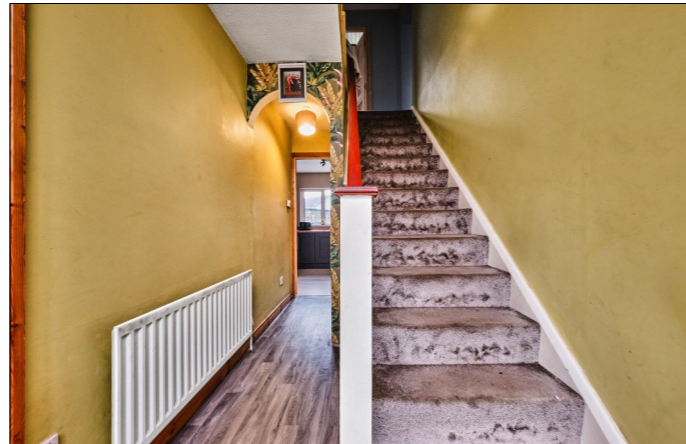
Approaching Coleraine from the Portrush Road roundabout, head on to the Atlantic Road and take your second left onto Burn Road and first left onto Ballysally Road. No 40 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Entrance Hall:**

5'8 wide with under stair storage.



**Lounge:**

With pine surround fireplace with tiled inset and hearth and laminate wood floor. 16'5 x 12'3



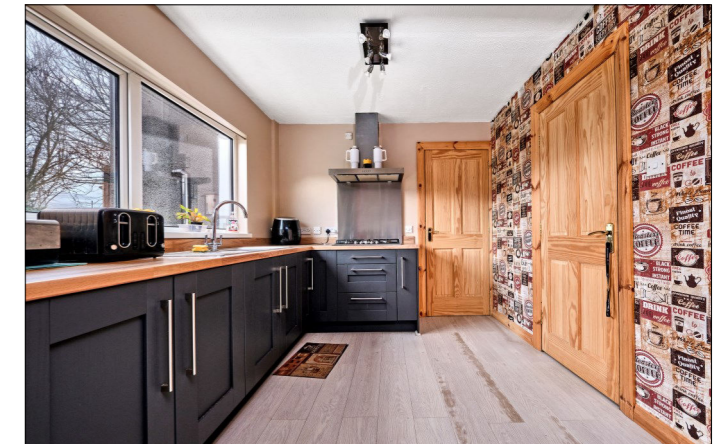
**Dining Room:**

Eight pane panel glass French doors leading to utility. 13'0 x 8'6



**Kitchen:**

With single drainer stainless steel sink unit, range of high and low level units, integrated gas hob, stainless steel extractor fan above, stainless steel splashback, double eye level oven, space for fridge freezer, larder cupboard, saucepan drawers, breakfast bar and PVC French doors leading to rear garden. 18'5 x 8'7



**Utility Room:**

With bowl and half single drainer stainless steel sink unit with tiled splashback, space for tumble dryer, recess with electrics for media wall with illuminated shelving with potential for third reception. 15'4 x 11'5



**Rear Porch:**

With access to garage and pedestrian door to rear garden.

**Additional Utility Room:**

With single drainer stainless steel sink units and light and power points.

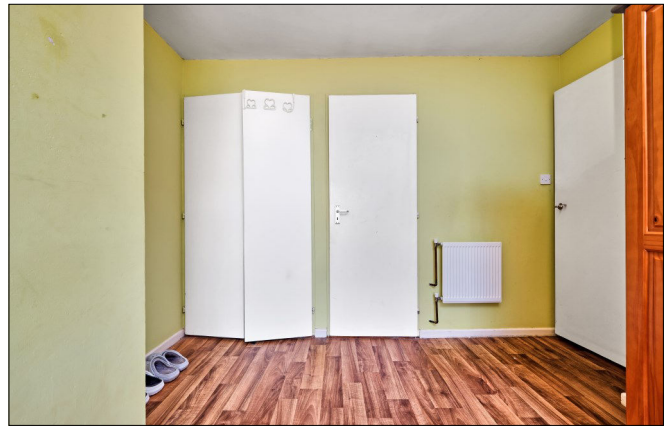
**FIRST FLOOR:**

**Landing:**

With access to roof space.

**Bedroom 1:**

With hot press and double built in wardrobe. 13'6 x 9'4



**Bedroom 2:**

With laminate wood floor and double built in wardrobes. 10'7 x 9'7



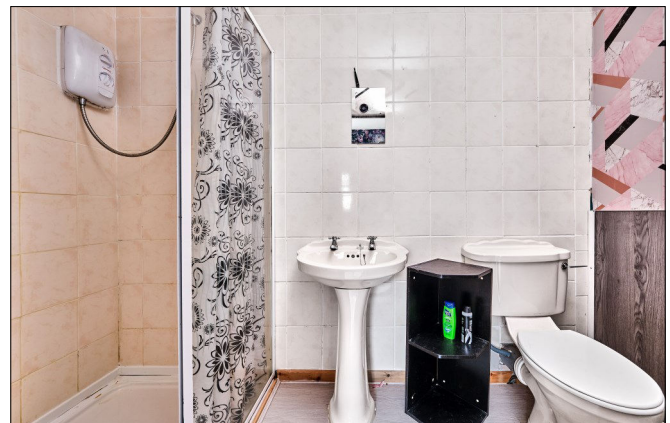
**Bedroom 3:**

With laminate wood floor. 11'9 x 8'6

**Bedroom 4:**

15'4 x 6'8

**Ensuite** off with w.c. wash hand basin, fully tiled walk in shower cubicle with electric shower, fully tiled walls, electric fan and access to roof space.

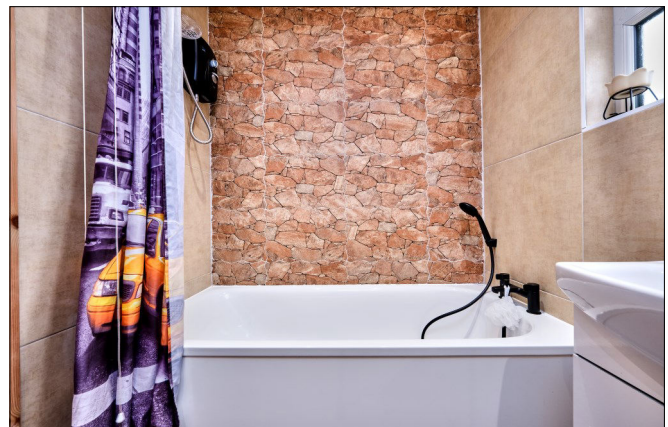
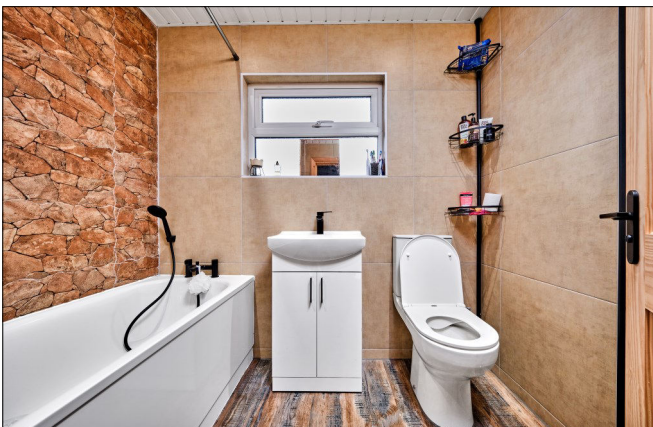


**Bedroom 5:**

With laminate wood floor and built in wardrobe. 10'8 x 8'8

**Bathroom:**

With white suite, W.C., wash hand basin set in vanity unit, electric shower over bath, additional telephone hand shower, heated towel rail, PVC panelled ceiling with recessed lighting.

**EXTERIOR FEATURES:**

Extensive concrete driveway to front of property leading to integral garage 18'9 x 10'1 with light and power points. Garden to rear is fully enclosed and laid in lawn with paved patio area and selection of trees. Light to rear and tap to rear.

**SPECIAL FEATURES:**

- \*\* Oil Fired Central Heating With Back Boiler For Radiators & Water
- \*\* PVC Double Glazed Windows
- \*\* Integral Garage
- \*\* Generous Garden Area

**TENURE:**

TBC

**CAPITAL VALUE:**

Rates: £1,176.48 p/a approx.

