



FOR SALE - 5 The Boulevard, Coleraine.

**£170,000**

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**nre**  
northern real estate  
we value property





# Accommodation:

## Ground Floor:

### Entrance Porch: 1.14m x 1.98m

Carpet flooring, painted walls, decorative glass door to hallway.

### Entrance Hall: 2.01m x 4.49m

Wooden flooring, part painted, part panelled

### Living Room: 3.63m x 3.70m

Carpet flooring, painted walls, original feature coved ceiling, TV & Telephone point, modern marble fire surround and bay window.

### Kitchen: 2.47m x 5.82m

Tiled flooring, painted walls, eye & low level units with tiling between, built in hob, oven & extractor fan, space for fridge freezer, plumbed for washing machine, 1.5 stainless steel sink & drainer, pedestrian door to rear garden, recessed lighting.

### Dining: 3.60m x 4.15m

Wooden flooring, painted walls, wooden fire surround with gas fire, patio doors to rear garden.

## First Floor:

### Bedroom 1: 3.15m x 3.83m

Carpet flooring, painted walls, lighting.

### Bedroom 2: 2.77m x 3.77m

Carpet flooring, painted walls, lighting

### Bedroom 3: 2.46m x 2.83m

Carpet flooring, painted walls, lighting.

### Bathroom: 1.18m x 2.69m

Tiled flooring, part tiled part painted walls, lighting, white suite to include w/c, sink & bath with mixer shower.

### Hot Press: 0.69m x 0.74m

### Garage Porch : 1.19m x 1.37m

Pedestrian door, vinyl flooring - Leads to Utility

### Utility : 2.29m x 2.82m

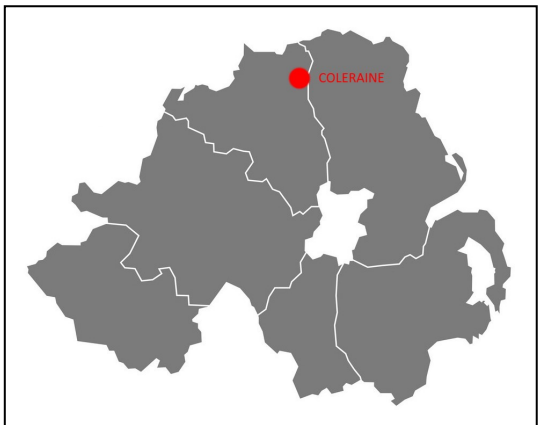
Vinyl flooring, eye & low level units, stainless steel sink & drainer, lighting, pedestrian door

# Description:

Located just off both the main Portstewart and Portrush Road in Coleraine this location allows for ease of access to the North Coast's world famous and award winning beaches and holiday destinations.

The property comprises a living space with original features, along with a separate kitchen and dining room to the ground floor which benefits from patio door access to the enclosed private rear garden. There are 3 no bedrooms and main bathroom to the first floor.

# Location:



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



# External:

Property is approached via concrete driveway with stones to the front garden and a high hedge around the front of the property.

Rear Garden is a mix of paving with a raised decking area and stone border.

Heating is via Oil Heating.

Outside Lighting

Double Glazed uPVC Windows & Doors

Approximate annual rates payable as per 2025: £1,078.40

Tenure: Assumed to be freehold

EPC:

## Energy rating and score

This property's current energy rating is F. It has the potential to be E.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	30 F	
1-20	G		

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