

For Sale

129 Bushmills Road, Coleraine, County Londonderry,
BT52 2BS

Offers Around **£115,000**



Property Overview

- Mid Terrace House
- 3 Bedrooms, 1 Reception Room
- Gas fired Central Heating
- uPVC double glazed windows
- uPVC soffits and down piping
- Garage with storage above
- Garden to the rear access via shared laneway
- Ideal for first time buyer / investor buyer
- Rates: The assessment for the year 2024/2025 is £759.81
- EPC Rating - 58D

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ENTRANCE PORCH:

With uPVC entrance door, tiled floor, wooden panelled ceiling.



LOUNGE:

23' 0" x 12' 2" (7.00m x 3.71m) (MAX) With tiled fireplace and wooden surround, access to understairs store.

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KITCHEN / DINING AREA:

14' 5" x 12' 10" (4.40m x 3.90m) (MAX) With eye and low level units, stainless steel single basin sinks with drainer, space for free standing cooker, plumbing for washing machine and space for tumble dryer, space for free standing fridge, tiled walls.

REAR PORCH :

With uPVC door leading to rear shared lane way, tiled floor, gas boiler.

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FIRST FLOOR

LANDING:

With hot press

BEDROOM 1 :

13' 5" x 10' 2" (4.10m x 3.11m) (MAX) With built in wardrobes.

BEDROOM 2 :

23' 4" x 7' 11" (7.10m x 2.41m) (MAX) With built in wardrobes.

SHOWER ROOM:

Comprising w.c. and wash hand basin, PVC panelled double shower cubicle with Triton electric shower system, tile effect laminate flooring, PVC panelled ceiling



SECOND FLOOR:

Access into eaves.

BEDROOM 3:

11' 6" x 10' 2" (3.50m x 3.10m) (MAX) With wooden effect flooring, Dormer window, access into eaves.

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EXTERIOR FEATURES

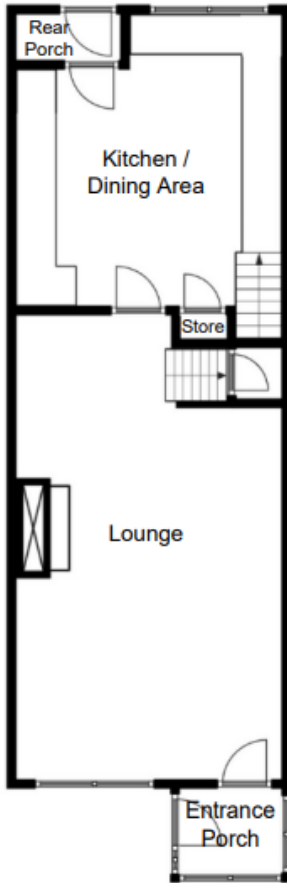
Paved area to front enclosed by wall and gate. Small shared pathway with 127 Bushmills Road, gate leading to rear garden laid in lawn which is enclosed with paved patio and path, garden room in need of repair, storage shed.

GARAGE:

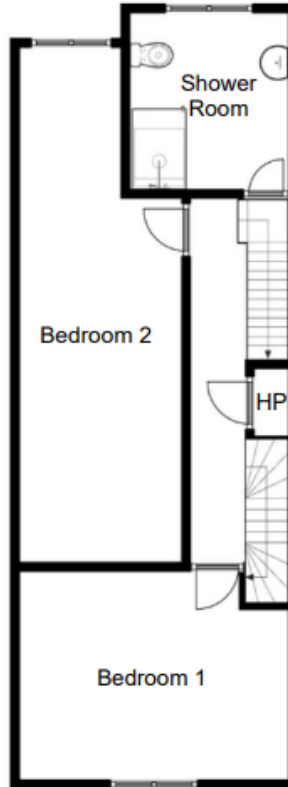
23' 3" x 10' 10" (7.08m x 3.30m) With power points and lighting, pedestrian gate access and fold over wooden door, staircase leading to storage above.

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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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Property Location:

On entering Coleraine town via the Bushmills Road roundabout on the Cloyfin Road, follow the road until you pass the Bushmills Road Spar / Filling State, where Number 129 Bushmills Road will be situated on the left hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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
 COL0248 13052024/JM

OUR OFFICE LOCATION



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