

For Sale

2 Bann View Place, Off Portstewart Road, Coleraine,
Co Londonderry, BT52 1FH

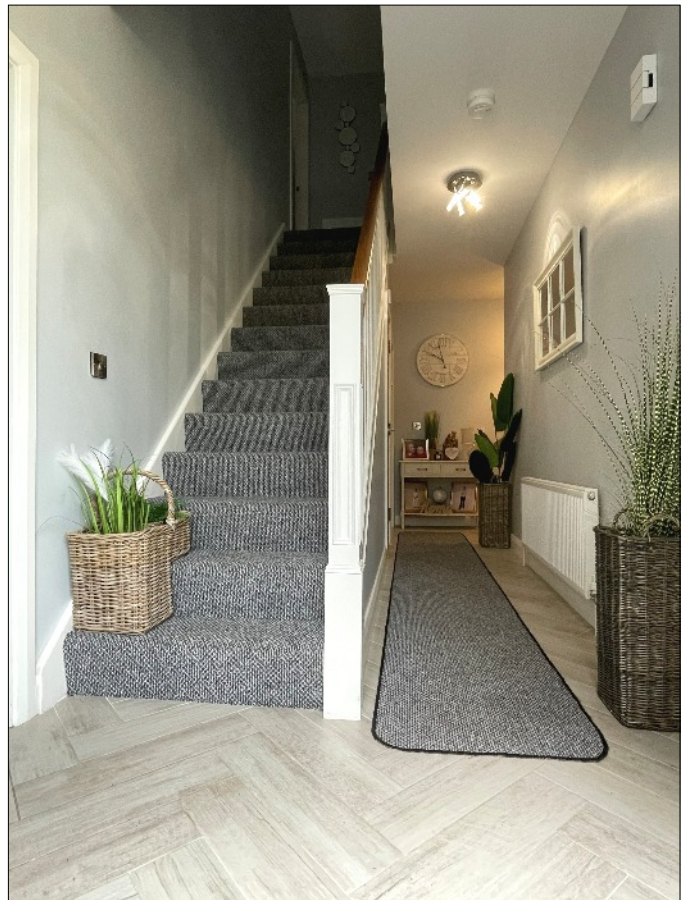
Offers Over **£375,000**



Property Overview

- Detached House – Built in 2020
- 4 Bedrooms, 3 Reception Rooms
- Gas central heating
- uPVC triple glazed windows
- Superb family home, only 4 miles to Portstewart town, Strand beach and golf club
- Finished to a high standard throughout
- Fully enclosed rear garden with large garden room, hot tub and separate sauna houses
- Front the Portstewart Road in one of Coleraine most sought after locations
- Communal area to the front of the apartments with River Bann views
- Rates: The assessment for the year 2024/2025 is £1911.71
- Management Fee: The assessment for the year 2024/2025 is £189.24
- EPC Rating - B84

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ENTRANCE HALL:

With tiled floor, composite front entrance door, access to understairs storage.

CLOAKROOM:

With wooden effect flooring, telephone point, access into cloaks closet, hotpress, access into the roof space.

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LOUNGE:

16' 2" x 14' 8" (4.92m x 4.48m) (MAX) With fireplace housing wood burning stove, tiled slate inset and tiled hearth, bay window, television point, wooden flooring.

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OPEN PLAN KITCHEN / DINING AREA / SUN LOUNGE:

DINING AREA:

14' 7" x 13' 3" (4.45m x 4.05m) (MAX) With fireplace housing wood burning stove, tiled slate inset and tiled hearth, tiled floor, television point.

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OPEN PLAN KITCHEN / DINING AREA / SUN LOUNGE:

KITCHEN:

16' 7" x 10' 9" (5.05m x 3.27m) (MAX) With eye and low level unit, granite worktop and splash back, one and half bowl sink unit with drainer indented into worktop, electric hob with stainless steel overhead extractor fan, integrated dishwasher, electric double oven and grill, centre island with storage and breakfast bar, tiled floor, Open plan to:

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SUN LOUNGE:

9' 10" x 8' 6" (3.00m x 2.60m) With tiled floor and uPVC door to rear garden.

BOOT ROOM:

With tiled floor and composite door leading to rear garden.

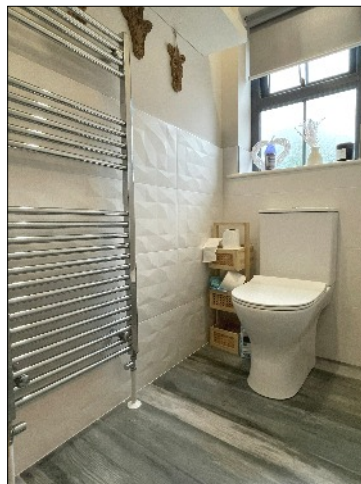
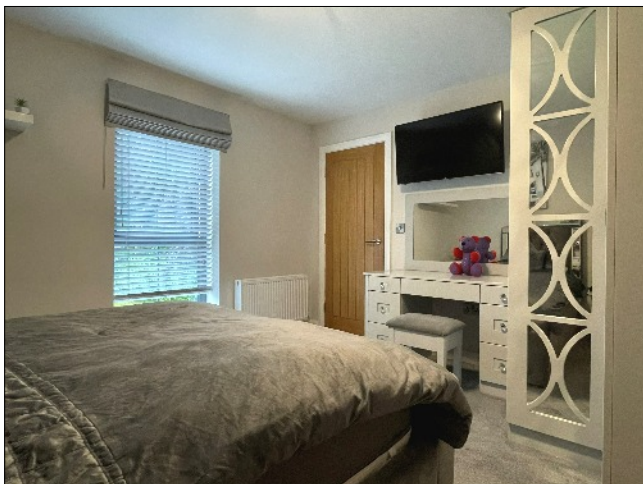
UTILITY ROOM:

11' 7" x 6' 4" (3.52m x 1.92m) With eye and low level unit, single basin stainless steel sink unit and drainer, integrated fridge freezer, plumbing for washing machine and space for tumble dryer, gas boiler, tiled floor.

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FIRST FLOOR LANDING:

With linen cupboard and access to roof space.



BEDROOM 1:

13' 6" x 11' 0" (4.12m x 3.35m) (MAX) With built in corner wardrobe and dressing table, television points.

EN-SUITE:

Comprising w.c. and wash hand basin, tiled floor and half tiled walls, heated towel rail, extractor fan, fully tiled shower cubicle with mains shower system.

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BEDROOM 2:

13' 3" x 11' 8" (4.05m x 3.55m) With built in mirrored wardrobes, open shelving and railing with centre island drawer unit.



BEDROOM 3:

13' 4" x 13' 3" (4.07m x 4.05m) (MAX) With television point.

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BEDROOM 4:
11' 9" x 10' 5" (3.57m x 3.17m) (MAX) With built in wardrobes having downlighting and dressing table, television point.

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BATHROOM:

Comprising w.c. and wash hand basin, tiled floor and half tiled walls, freestanding bath, heated towel rail, extractor fan, fully tiled corner shower cubicle with mains shower system.

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EXTERIOR FEATURES

Front garden laid in lawn with surrounding bushes and trees, tarmac driveway and additional parking to the front. Rear garden fully enclosed with pedestrian gate access on either side. Rear garden divided into section laid in astroturf and paved patio areas with feature stone bed separating the sections, stone bed is home to a selection of plants and shrubs, paved pathway surrounds property. Outside water tap. Access to free standing sauna house and space for shed.

Please note that all purchasers will become shareholders in a **MANAGEMENT COMPANY** formed to maintain communal and open space areas.

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GARDEN ROOM:

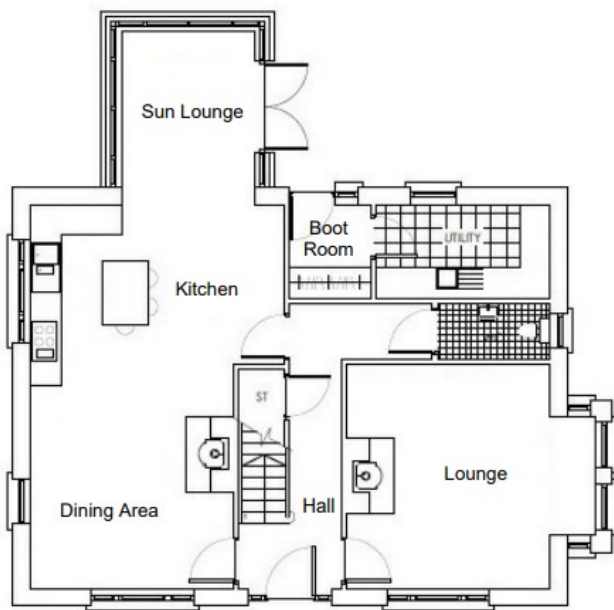
16' 1" x 16' 1" (4.90m x 4.90m) With power, lighting and electric heating, uPVC windows and door.

HOT HOUSE :

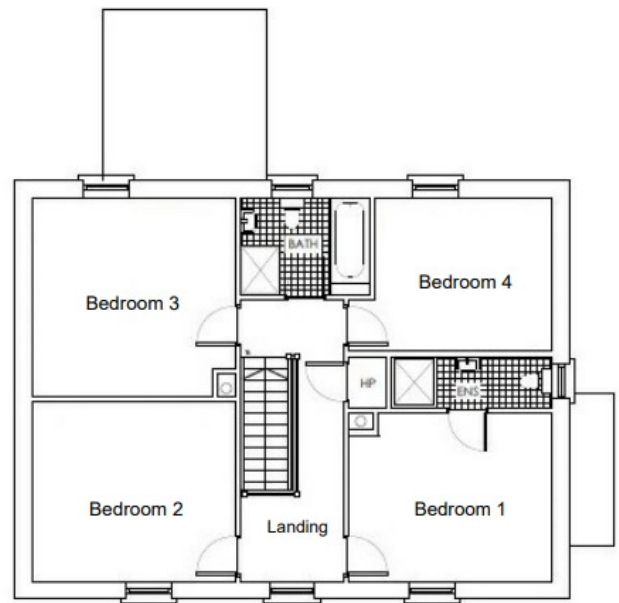
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FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

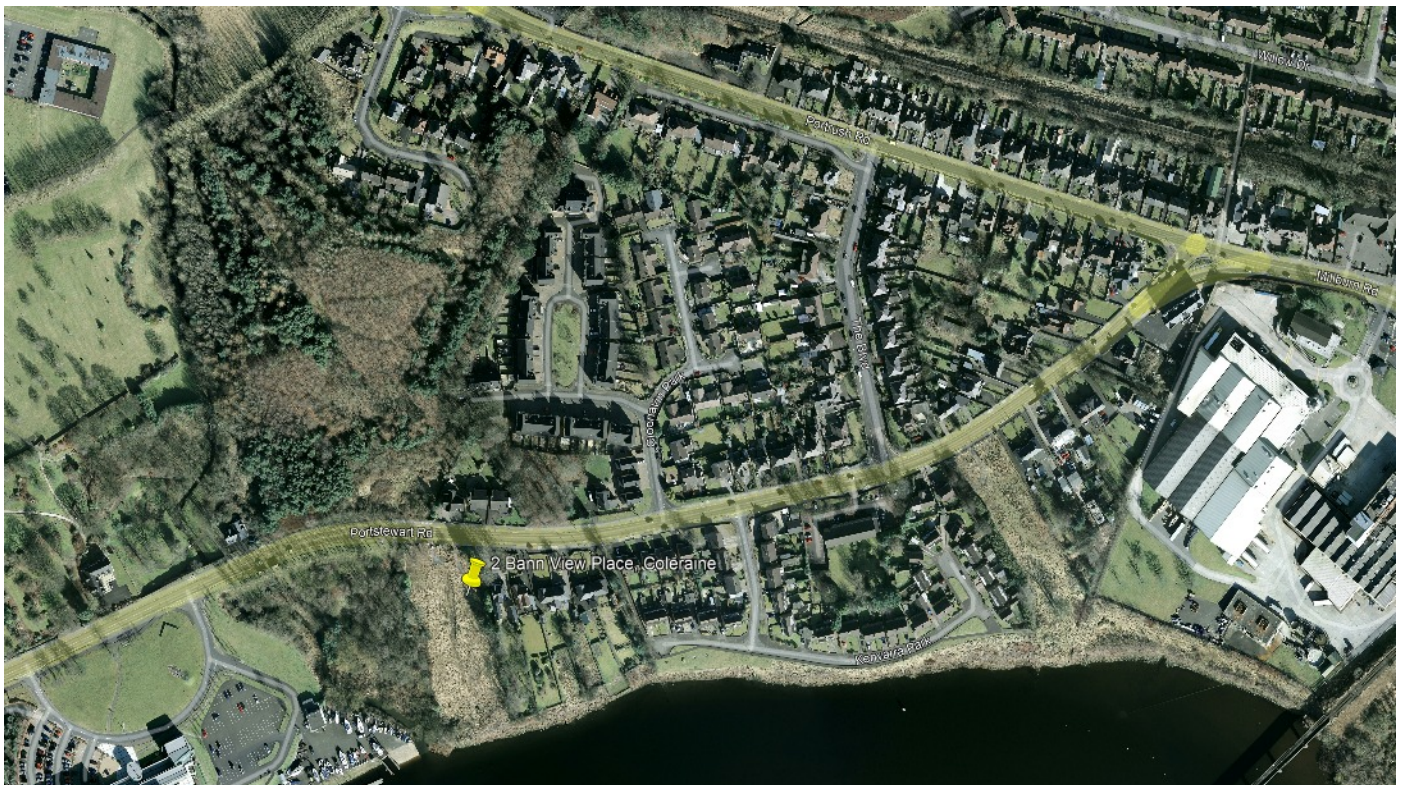
For illustrative purposes only. Not to scale.

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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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.
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Property Location:

On leaving Coleraine along the Portstewart Road in the direction of Portstewart, Bann View Place is situated just before the Causeway Coast and Glenn Council office building. Number 2 is the first house on the left hand side.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
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
 COL0254 10062024/JM

OUR OFFICE LOCATION



Google maps



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Think

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