



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
 9 Dunmore Street, Coleraine
 Tel. 028 703 43677/21133
 www.bensonsni.com

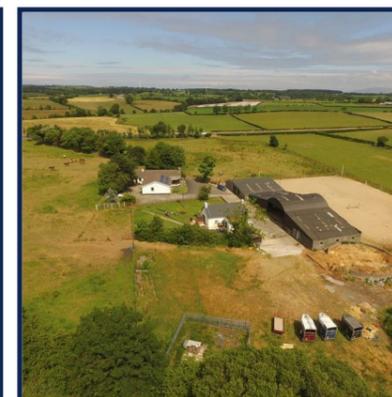
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

FOR SALE
 Offers around
 £450,000



61-63 Newbridge Road, Coleraine, BT52 2LA

A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		



- Beam vacuum system.
- Oil fired central heating.
- Upvc double glazing.
- Known as Causeway Coast Stables
- Solar Panels fitted.



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THE PROPERTY COMPRISES:

Causeway Coast Stables also known locally as the "Float" in all extends to approximately 12 acres (4.85 ha) and is approached off a tree lined drive which leads to the stables, outdoor arena and storage building. There is good parking and turning for cars, vehicles and horseboxes. The property is located approximately 2 miles from Coleraine and 4 miles from Ballymoney. Viewing comes highly recommended by the selling agents

A detached family home with excellent equestrian facilities in a most convenient position to Coleraine and Ballymoney. Various outbuildings including stables, tack room's, arena and garaging. Formal gardens and grounds, paddocks. In all about 12 acres

61 Newbridge Road (Main house)

Large Entrance Hall

With Pine strip ceiling and cloaks.

Lounge

19'9 x 17'9 (6.02m x 5.41m)

With tiled open fireplace with Mahogany surround and points for wall lights.

Kitchen

22'9 x 17'9 (6.93m x 5.41m)

With Oil fired "Rayburn" range, fitted low level units, tiled between worktops, stainless steel double bowl sink, plumbed for dishwasher, Pine strip ceiling and part tiled/ wood flooring.

Utility/Games room

22'4 x 17'9 (6.81m x 5.41m)

With range of low level units, "Belfast sink", spaces for washing machine/ Tumble dryer, w.c, hotpress and patio doors leading to enclosed garden at side.

Bathroom

With fully tiled walk in shower cubicle, wc, wash hand basin and heated towel rail.

Master Bedroom

15'7 x 14'7 (4.75m x 4.45m)

With built in bedroom furniture and en suite comprising - wc, wash hand basin, "Turbo" bath, fully clad walk in electric shower cubicle and 1/2 panelled walls.

Bedroom 2

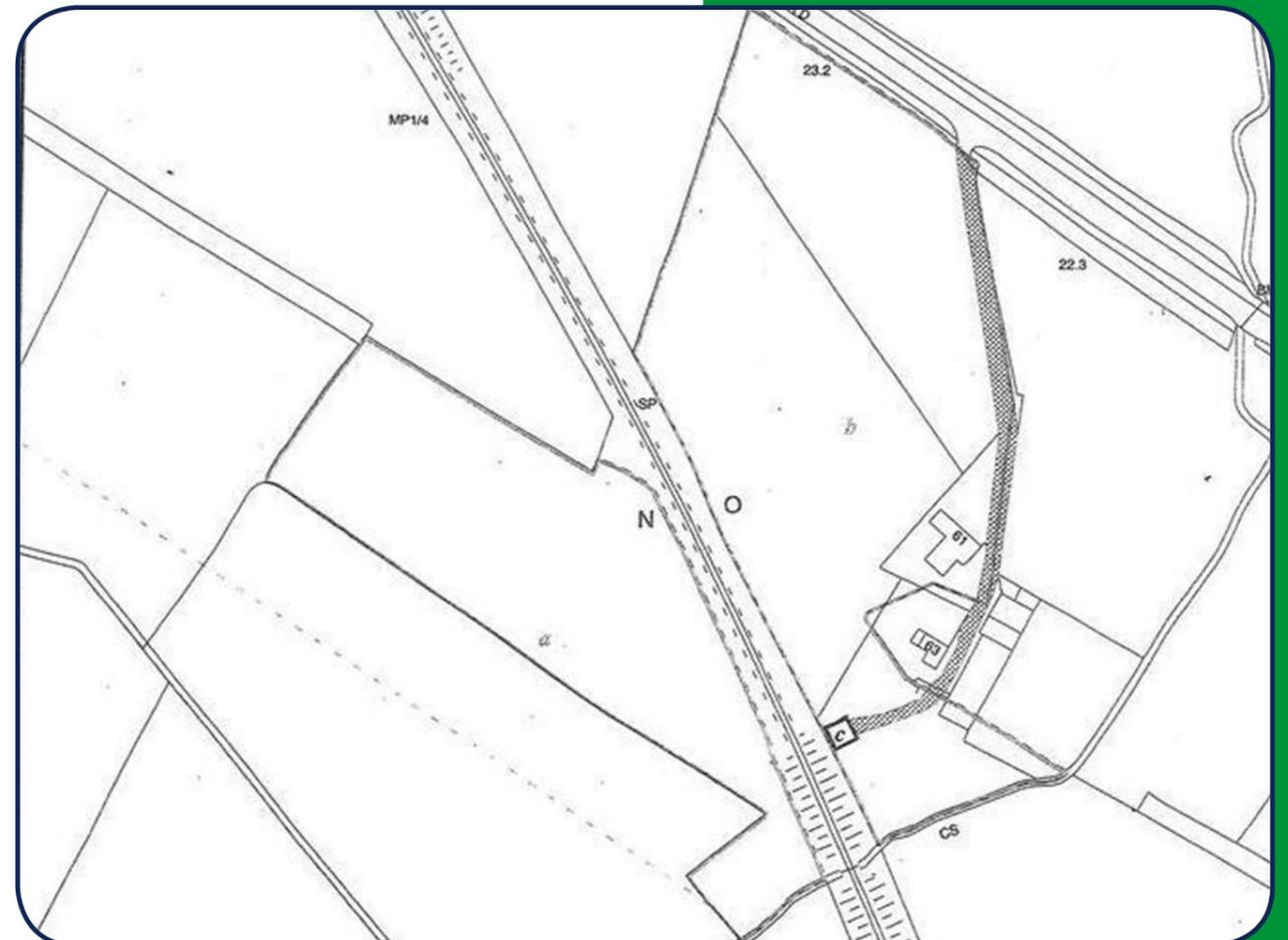
14'1 x 11'7 (4.29m x 3.53m)

Bedroom 3

15'2 x 14'7 (to widest points) (4.62m x 4.45m (to widest points))

With feature window and door leading to side, en suite comprising - wc, wash hand basin, fully tiled walk in electric shower cubicle and recessed lighting.

63 Newbridge Road (Second house)





Entrance Hall

Lounge

15'8 x 11'8 (4.78m x 3.56m)

With Rustic brick fireplace with feature wood beam over mantle and wood burning stove.

Kitchen

11'4 x 10'2 (3.45m x 3.10m)

With eye and low level units, tiled floor, "Belfast" sink, oil fired "Stanley" range and tiled between worktops.

Bathroom

With bath, wc, wash hand basin and tiled floor.

Bedroom 1

15'8 x 13'4 (4.78m x 4.06m)

Exterior

4 Bay x 3 Bay open barn incorporating 2 stables with drinkers, power and lights.

5 Stable bays with drinkers, power, lights and tack room.

7 Stable bays with drinkers, power, lights and tack room.

8 Stable bays with drinkers, power, lights and tack room.

Open air floodlight sand arena to rear of stables enclosed by ranch style fencing

Extensive concrete yard and accessed via a tree lined tarmac driveway.

Hardtop to rear suitable for turning lorries and storage.

Horse walker to side of stables.



