

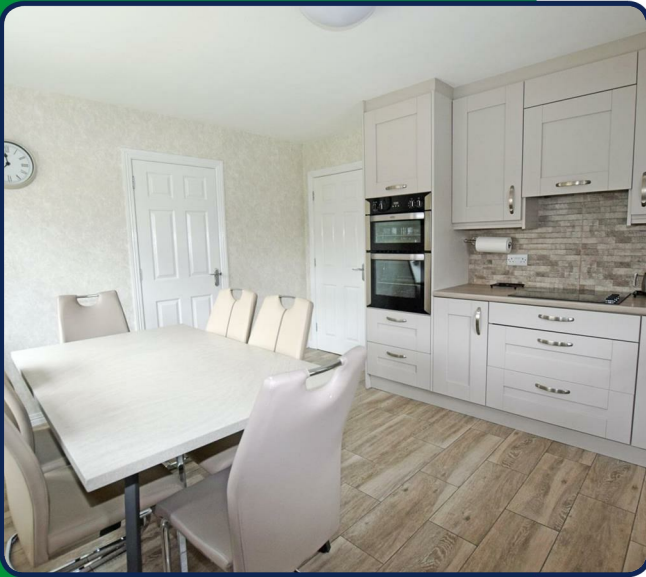
Offers around
£210,000



22 Cairnhill, Coleraine, BT51 3GS



- Superb detached bungalow
- 3 Bedrooms (1 ensuite), 1 Reception
- Immaculately presented throughout
- uPVC double glazing, fascia & guttering
- Oil fired central heating
- Condenser boiler and pressurised system
- Well laid out family accommodation
- Enclosed private garden to rear
- Ideal location within close proximity to local schools, shops, town centre & all other amenities



This superb detached bungalow situated in the ever popular 'Cairnhill' development has been maintained to an exceptionally high standard throughout by its current owners and offers well laid out adaptable family accommodation. This attractive property will have wide appeal on the open market with those wanting to set up home in a private yet convenient setting.

With easy accessibility to Coleraine town centre, primary/secondary/grammar schools and the local town service bus route; No. 22 Cairnhill is sure to appeal to a wide range of purchasers. Early viewing is highly recommended and is strictly by appointment only through the selling agent.

Accommodation comprising -:

Entrance Hall:

With Forest Cashel smoked oak flooring, hotpress, cloaks and access to roofspace via slingsby style ladder.

Lounge:

16'04 x 12'0

With feature fireplace with black inset and slate tiled hearth, Forest Cashel smoked oak flooring and TV point.

Kitchen/Dining Area:

13'08 x 11'05

Fully fitted with range of eye and low level units, built-in eye level double oven, built-in hob with extractor fan above, 1 1/2 bowl stainless steel sink unit with mixer tap, half tiled around worktops and tiled flooring.

Utility Room:

9'10 x 4'10

With eye and low level units, stainless steel sink unit with mixer tap, half tiled around worktop, tiled floor, plumbed for washing machine, space for tumble dryer and space for fridge freezer.

Bedroom 1:

12'09 x 10'06

(to widest points)

With walk-in ensuite comprising wash hand basin with tiled splash back, provision for walk-in shower cubicle with shower tray (plumbed for mains shower) and WC.

Bedroom 2:

12'01 x 9'09

Bedroom 3:

12'01 x 8'01

Bathroom:

With suite comprising panelled bath with handheld shower attachment and feature tiled surround, walk-in shower cubicle with PVC panelling, vanity unit with wash hand basin, fully tiled walls and tiled floor.

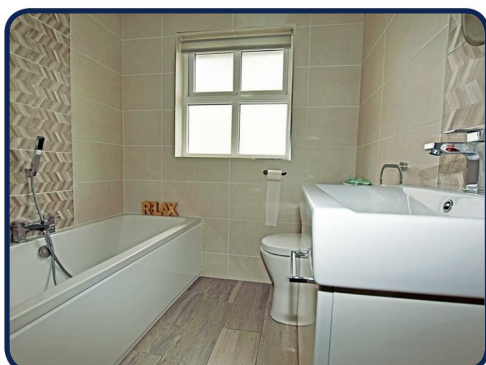
Exterior:

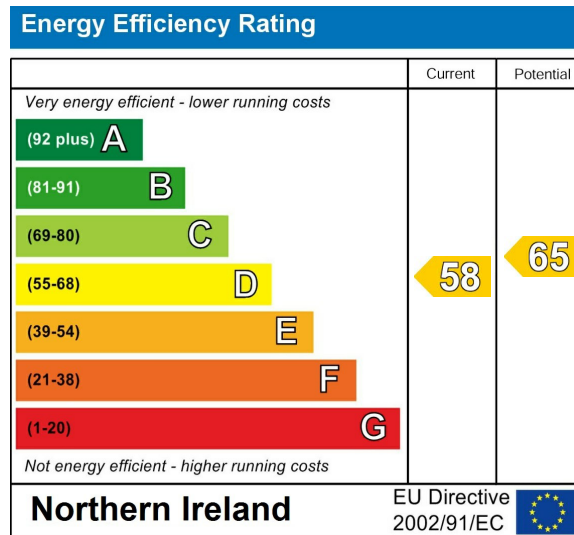
Property approached by tarmac driveway with ample parking to front and side of property and gate to side allowing vehicular access to concrete area to rear. Garden to front laid in lawn. Garden to rear laid in lawn with paved patio area fully enclosed by close board fencing and wall bordered by stones and pedestrian gate to side. Outside lights and tap.

Additional Information:

Rates: £1,163.13 pa as per LPS

Tenure: Freehold





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.