



1 Craighulliar Road, Coleraine, BT52 2PL



- 4 Bedroom 3 Reception Detached House
- Paviour Driveway Leading to Detached Garage
- Oil Fired Central Heating
- Double Glazed Windows
- Panoramic Views To The Front Of The Property Overlooking The North Atlantic, Donegal & Surrounding Countryside
- Convenient Location To Portrush, Coleraine, Beaches, Golf Course & All Other North Coast Attractions
- Internal Inspection Highly Recommended
- Spacious Well Laid Out Accommodation

Situated conveniently close to both Portrush and Coleraine, this exceptional property boasts stunning panoramic views over the surrounding countryside, the hills of Donegal and the North Atlantic Ocean that will take your breath away. The property has been maintained to an exceptionally high standard throughout by its current owners offering well laid out adaptable family accommodation comprising 4 bedroom and 3 receptions and modern open plan kitchen and dining area. For those who love the sea, the property's proximity to Portrush offers easy access to stunning beaches and to world famous Golf courses. Only a short drive is Coleraine town centre, with primary/secondary/grammar schools, Ulster University and all town centre amenities. Early internal inspection comes highly recommended.

Entrance Hall

With tiled floor.

Family Room

With feature surround fireplace, points for wall lights and coving.
4.44 m x 3.84 m

Lounge

With feature surround fireplace with multi fuel stove, telephone point, coving and open plan into:-
4.42 m x 3.84 m

Kitchen / Dining Area

With fully fitted range of eye and low level units with granite worktop, space for range style cooker, integrated fridge freezer, integrated dishwasher, one and a half bowl sink unit, coving, tiled floor and double doors into:-
6.81 m x 3.23 m

Sun Room

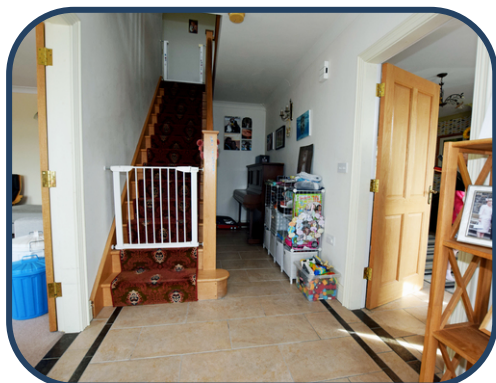
With coving, tiled floor and French doors leading to rear.
3.48 m x 3.25 m

Rear Porch

With storage cupboard and tiled floor.

Utility Room

With stainless steel sink unit, low level unit, plumbed for washing machine, coving, tiled floor, cloaks with wc and wash hand basin.
2.01 m x 1.73 m



First Floor Landing

With access to roofspace, coving, points, for wall lights and hotpress with storage.

Bedroom 1

With built in bedroom furniture comprising wardrobes and drawer, coving. En-suite comprising fully tiled walk in shower cubicle, bath with hand shower attachment, wash hand basin with under storage, wc, extractor fan, recessed lights, tiled walls and flooring.

4.42 m x 3.35 m

Bedroom2

With coving.

4.42 m x 3.86 m

Bedroom 3

With coving.

3.38 m x 3.20 m

Bedroom 4

With coving.

3.23 m x 2.62 m

Bathroom

Suite comprising fully tiled walk in shower cubicle, bath, wc, wash hand basin, shaver point, extractor fan and tiled floor.

Garage

With roller door, light and power.

5.59 m x 4.14 m

Exterior

Wall and gated enclosed paviour brick garden to front with ample parking. Paviour rear garden with area laid in lawn and soft play area. Outside lights.

Estimated Domestic Rates Bill £2000.58. Tenure To Be Confirmed.

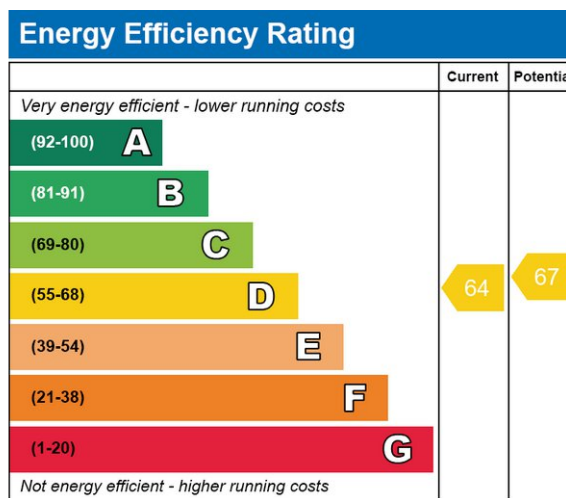












VIEWING STRICTLY BY APPOINTMENT ONLY

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