

Offers over
£245,000

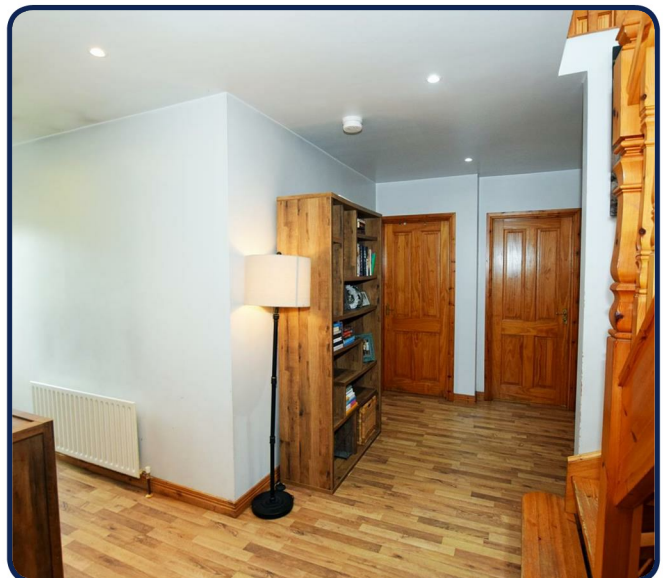
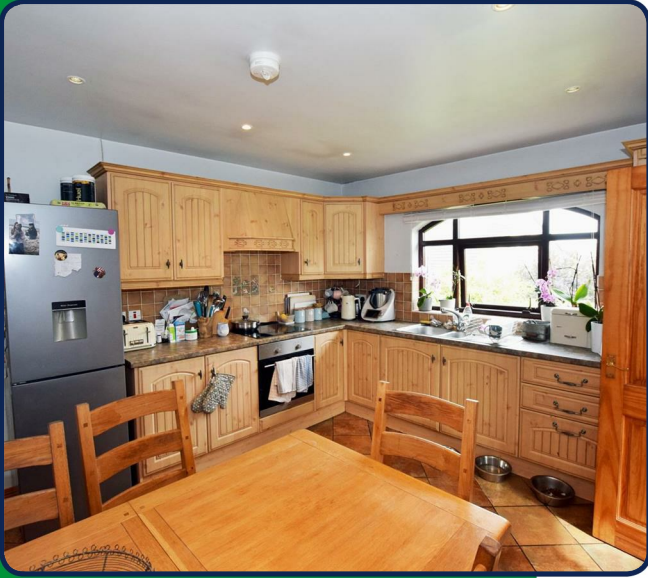


3 Ashbury Park, Coleraine, BT51 3TL



- 5 Bedroom 2 Reception Detached Chalet Bungalow
- Oil Fired Central Heating
- Double Glazed Windows
- Driveway Leading to Garage
- Enclosed Rear Garden
- Close Proximity To Riverside Retail Park, Town Centre, Shops, Schools & All Other Amenities
- Internal Inspection Recommended





DESCRIPTION

This excellent 5 bedroom 2 reception detached chalet bungalow offers spacious adaptable family accommodation. Being within close proximity to Coleraine town centre, Riverside retail park, schools, shops, main arterial routes and all other town amenities. Internal inspection is recommended.

Entrance Hall

With laminate flooring and hotpress.

Lounge

17'9 x 12'3

With laminate flooring.

Family Room

11'7 x 10'7

With laminate flooring.

Kitchen/Dining

15'4 x 11'3

With fully fitted range of eye and low level units with tiling between, one and a half bowl stainless steel sink unit, integrated hob and oven with extractor fan, space for fridge freezer, recessed lights and tiled floor.

Utility

12'0 x 7'1

With stainless steel sink unit, low level unit and tiled floor.

Bedroom 1

12'2 x 9'9

With TV point. En-suite comprising fully tiled walk in shower cubicle, wc, wash hand basin, extractor fan, tiled walls and floor.

Bedroom 2

10'3 x 8'0

With laminate flooring and TV point.

Bedroom 3

14'0 x 9'0

With TV point.

Bathroom

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

First Floor Landing

With storage.

Bedroom 4

16'7 x 12'9

With storage.

Bedroom 5

16'5 x 12'2

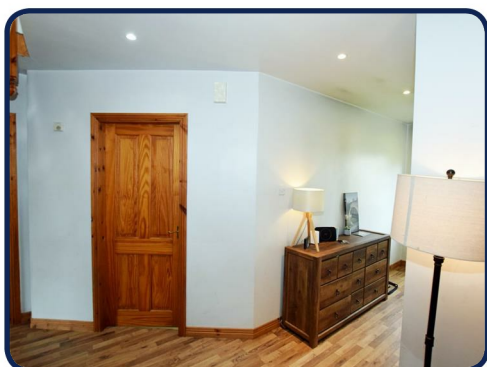
Shower Room

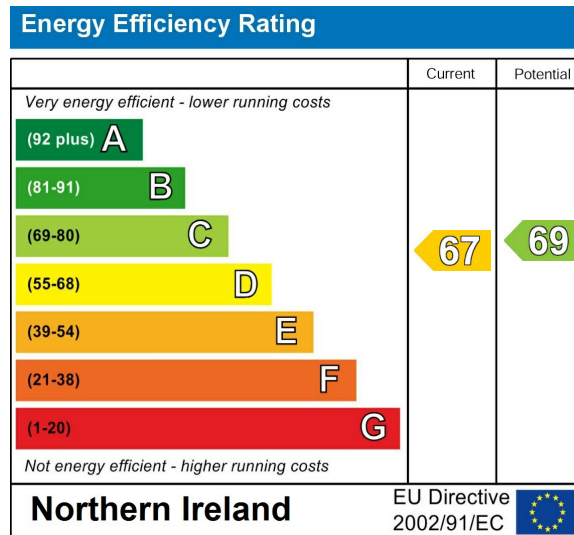
Comprising fully tiled walk in shower cubicle, wc, wash hand basin, extractor fan and tiled floor.

EXTERIOR FEATURES

Property approached by stone driveway. Garden to front laid in lawn. Enclosed rear garden laid in lawn with paved patio area. Integral Garage 18'6 x 10'7.

Estimated Domestic Rates Bill £1442.28. Tenure To Be Confirmed.





VIEWING STRICTLY BY APPOINTMENT ONLY

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

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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.
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