



---

# The Brambles, Coleraine

Offers Over £199,950

3 bedroom bungalow for sale

---

## Description

Causeway Coast Sales is proud to present, 4 The Brambles, Coleraine. A well-presented detached three-bedroom bungalow offering comfortable living in a convenient location. Recently refreshed throughout, the property benefits from fresh paintwork and new carpets. Further benefits include oil-fired central heating and uPVC windows and doors, ensuring comfort and energy efficiency throughout the year.

Externally, the home enjoys a spacious, enclosed rear garden, ideal for families. With a detached garage and a private tarmac driveway, providing ample parking and storage.

Situated just minutes from Ulster University Coleraine, the property is perfectly positioned for a range of buyers. The North Coast is within easy reach, with Portstewart only a 10-minute drive away and Portrush approximately 15 minutes by car. Coleraine Town Centre is also just a short drive with direct transport links to Belfast and Derry/Londonderry.

This attractive bungalow is the perfect opportunity for first time buyers or potential rental / holiday home. Early viewings are advised to avoid disappointment.

Rates: £1226 approx (per annum)



Electricity supply: Mains  
Heating: Oil  
Water supply: Mains  
Sewerage: Mains

**Tenure**



Approximate total area<sup>1)</sup>  
920 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

OIRAFFE 360





| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           | <b>65</b> |
| (39-54) <b>E</b>                            | <b>50</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |

Viewing by appointment only  
 Causeway Coast Sales & Rentals - Head Office  
 4 Coleraine Road, Portstewart, County Londonderry BT55 7JW  
 Tel: 02870832220 Email: [info@causewaycoastrentals.co.uk](mailto:info@causewaycoastrentals.co.uk) Website:

