

£350,000

FOR SALE



10 Coolafinny Road, Eglinton, BT47 3PG

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- MAHOGANY DOUBLE GLAZED WINDOWS
- PAVED DRIVEWAY
- MATURE LAWNS FRONT AND REAR
- GARAGE
- WALKING DISTANCE TO VILLAGE



HALLWAY

Having ceiling cornicing, semi solid wooden floor.

GUEST WHB AND WC

Having WHB set in vanity unit, wc, semi solid wooden floor.

LOUNGE

22' x 11'4 (6.71m x 3.45m)

Having attractive fireplace, dual aspect, double doors to dining.

DINING ROOM

11'8 x 9'11 (3.56m x 3.02m)

Having semi solid wooden floor, ceiling cornicing, French doors to rear.

FAMILY ROOM

12'9 x 10'11 (3.89m x 3.33m)

Having multi fuel stove, ceiling cornicing, semi solid wooden floor.

KITCHEN

13'9 x 10'11 (4.19m x 3.33m)

Having range of eye and low level units, tiling between units, concealed lighting under units, 1 1/2 bowl sink unit, stainless steel extractor hood, gas hob electric double under oven, integrated fridge/freezer, integrated dishwasher, semi solid wooden floor.

UTILITY ROOM

10'11 x 6'10 (3.33m x 2.08m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge/freezer.

LANDING

Having ceiling cornicing, hot press, wooden floor.

MASTER BEDROOM

11'11 x 11'5 (3.63m x 3.48m)

Having ornamental fireplace, double built in wardrobes, wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, WHB set in vanity unit, WC.

BEDROOM 2

11'4 x 7'11 (3.45m x 2.41m)

Having built in wardrobes, wooden floor.

BEDROOM 3

10'10 x 10'1" (3.30m x 3.07m)

Having wooden floor.

BEDROOM 4

11'7 x 10'10 (3.53m x 3.30m)

Having built in wardrobes, wooden floor.

BEDROOM 5

12'7 x 10'11 (3.84m x 3.33m)

Inter connected from bedroom 4.

BATHROOM

Comprising bath with shower attachment to taps, fully tiled walk in shower, WHB set in vanity unit, Wc, recessed lighting, 1/2 tiled walls, wooden floor.

INTERNAL GARAGE

19' x 10'11 (5.79m x 3.33m)

Having roller door, light and power points.

EXTERIOR FEATURES

Neat lawns to front bordered by wall and double entrance gates.

Paved driveway with recessed lighting leading to garage. Well stocked flower beds.

Neat lawn to rear with flower beds, patio areas and pergola. Shed.

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