



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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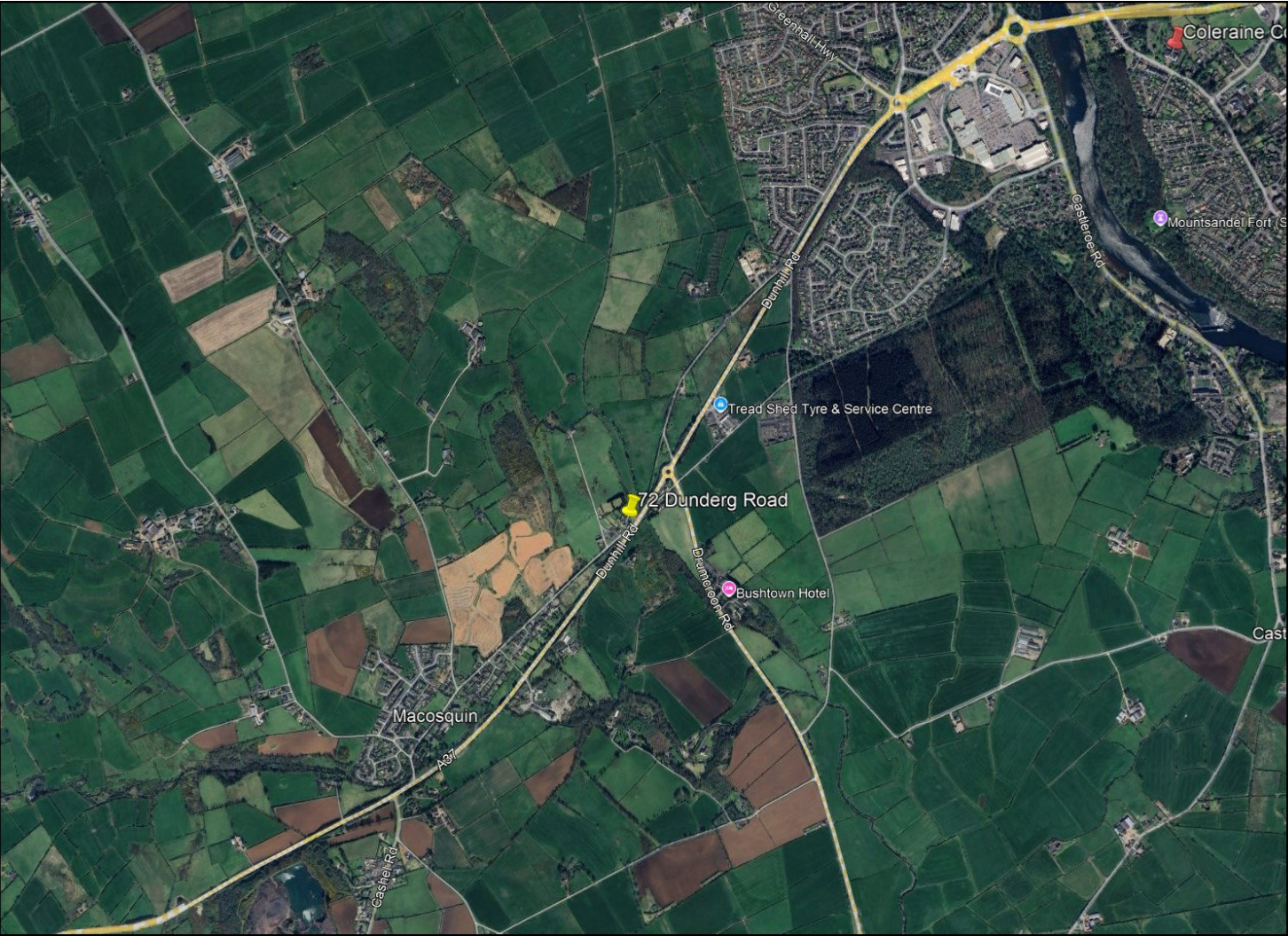
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ARMSTRONG GORDON



ARMSTRONG GORDON
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

COLERAINE

72 Dunderg Road

BT51 4NE

Offers Over £189,500

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Situated off the main Dunderg Road just outside Coleraine on the edge of Macosquin, this well proportioned three bedroom semi-detached house offers generous living accommodation alongside exceptional outdoor space, making it ideal for first time buyers, families or those seeking a more semi-rural lifestyle. The property boasts three comfortable bedrooms, bright and versatile living areas and a practical layout suited to modern family living. Externally, the home truly stands out, benefiting from a very large rear garden that offers plenty of space and a wealth of potential for further landscaping, extension (subject to approvals), or recreational use. A particular highlight is the range of substantial outhouses, providing ample storage and flexible space suitable for workshops, home businesses or conversion opportunities subject to planning. With plenty of parking and open countryside nearby, the property enjoys a peaceful setting while remaining conveniently located close to Coleraine town, local schools and transport links. This is a rare opportunity to acquire a home with such extensive outdoor space in an accessible location, offering both comfort and long term potential. From the Greenmount roundabout leaving Coleraine on the Dunhill Road, go through the Drumcroon Road roundabout. No. 72 will be the second property located on your right hand side. Take the turn off for Macosquin then turn right again for access.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

4'2 wide with PVC sheeted walls, ceiling and tiled floor.

Entrance Hall:

3'5 wide with tiled floor and glass door leading to:

Lounge:

With wood mantle, recess for wood burner, granite hearth, wiring for wall lights, cornicing and laminate wood floor. 15'9 x 12'3



Snug/Dining Room:

With pine surround fireplace with recess for multi burner, slate hearth, concealed shelving with 'Louvre' style doors, under stairs storage, coving and tiled floor. 12'0 x 11'10 Frosted glass panel door to:



Kitchen:

With bowl and half single drainer stainless steel sink unit, high and low level built in units with tiling between, under unit lighting, integrated gas hob, integrated stainless steel oven, extractor fan above, tiled splashback, space for fridge, plumbed for automatic washing machine, glass display cabinets, larder cupboard, drawer bank and PVC sheeted ceiling. 14'11 x 7'5



Rear Porch:

With tiled floor and PVC pedestrian door leading to side of property.

Separate W.C.:

With wash hand basin, half tiled walls and tiled floor.



FIRST FLOOR:

Landing:

With hot press with overhead storage and PVC clad walk in shower cubicle with electric shower and PVC sheeted ceiling with recessed lighting.

Bedroom 1:

With built in double and three single wardrobes with overhead storage and additional built in storage. 12'0 x 10'6



Bedroom 2:

12'3 x 9'11

**Bedroom 3:**

9'9 x 9'1

**Bathroom:**

With white suite comprising w.c., wash hand basin, PVC panelled bath with electric shower over, fully PVC cladded walls, PVC cladded ceiling, extractor fan and access to roof space.

EXTERIOR FEATURES:

Garden to front, rear and side is fully enclosed. Extensive tarmac driveway leading to large detached shed with vehicle doors 20'1 x 12'10 with light and power points. Additional summer house with wood burner, low level units, wood panelled walls, laminate wood floor and wood sheeted ceiling with recessed lighting. Separate w.c. with wash hand basin and wood panelled walls. Additional room 14'11 x 6'1 with sink set in work top with low level unit below and shelving, wood sheeted walls, wood sheeted ceiling with recessed lights, laminate wood floor. Utility area 8'9 x 4'11 with plumbing for automatic washing machine, space for tumble dryer. Extra storage area for logs and coal. Small enclosed screened area to side. Elevated garden laid in lawn and surrounded by hedging with established trees. Additional outbuilding to very rear of garden which was used as entertaining bar area but can also be used for storage. Lights to front and rear. Tap and external power points to side. Garden to front is laid in lawn with selection of mature trees and accessed by iron gates.

