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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 | D
39-54	E	41 | E	
21-38	F		
1-20	G		

COLERAINE

118A Castleroe Road

BT51 3RN

Offers Over £149,500

The Property Ombudsman SALES

ARMSTRONG GORDON & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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A delightful 3 bedroom detached bungalow situated in a popular residential area on the outskirts of Coleraine and within walking distance of Castleroe Primary School. In good enough order throughout, the property will require some modernisation but the bright and spacious accommodation should appeal to a wide range of purchasers and the bungalow is further complimented by the generous sized site and mature garden area. This is a great home with a lot of potential on a generously proportioned site so therefore would highly recommend early internal appraisal.

From the Strand Road roundabout go onto the Castleroe Road. No 118a will be the last property on your left hand side just before Castleroe Primary School.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:

With tiled floor.

Entrance Hall:

6'1 wide with cloaks cupboard, hot press and access to roof space.

Lounge:

With tiled surround fireplace and hearth with T.V. shelf and wired for wall lights. 17'6 x 11'10

Dining Room:

10'7 x 8'8

Kitchen:

With bowl and half stainless steel sink unit, high and low level built in units with tiling between, double eye level oven, ceramic hob and extractor fan above, space for fridge freezer, saucepan drawers, fully tiled walls and recessed lights. 10'7 x 8'8

Rear Porch:

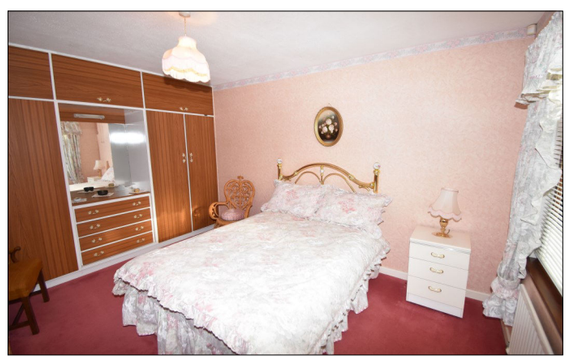
With access to integral garage and rear garden.

Utility Area:

With w.c., wash hand basin, plumbing for automatic washing machine and boiler.

Bedroom 1:

With built in furniture consisting of two double wardrobes, chest of drawers with mirror with over head storage. 12'8 x 10'4



Bedroom 2:

With double built in wardrobe and over head storage. 11'8 x 10'8

Bedroom 3:

8'8 x 8'8

Bathroom:

With coloured suite comprising w.c., wash hand basin, electric shower over bath with glass surround, fully tiled walls and extractor fan.

EXTERIOR FEATURES:

Garden to front and side is laid in lawn surrounded by trees, established shrubbery and plants. Tarmac driveway surrounding the property and leading to integrated garage. Tap to rear. Light to front.

SPECIAL FEATURES:

** Oil Fired Central Heating
** Partly PVC Woodgrain & Hardwood Double Glazed Windows
** Burglar Alarm
** Mature Site
** Property Needs Heavily Modernised
** Cash Buyers Only

TENURE:

TBC

CAPITAL VALUE:

£115,000 (Rates: £1276.46 p/a approx.)