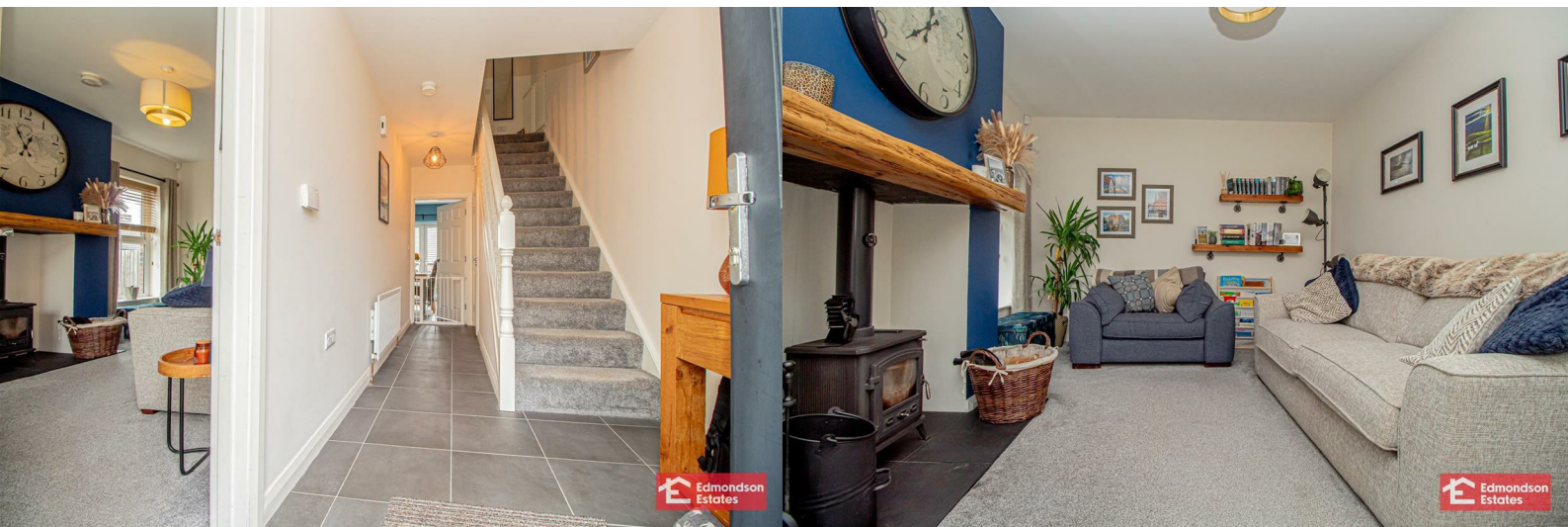




## 27 Greenhall Park

Coleraine, BT51 3FA

Offers Around £205,000





# 27 Greenhall Park

, Coleraine, BT51 3FA

Offers Around £205,000



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

PVC composite front door. Stairwell to first floor. Alarm panel. Tiled floor.

#### LOUNGE

15'11 x 11'3 (4.85m x 3.43m)

Focal point multi-fuel stove in Inglenook style recess on slate tiled hearth. Dual aspect windows.

#### KITCHEN WITH INFORMAL DINING AREA

18'1 x 12'8 (5.51m x 3.86m)

widest points. Modern fitted shaker style kitchen with high and low level storage units and contrasting worksurfaces. Matching upstands. Stainless steel 1.5 bowl sink unit. Integrated appliances to include fridge freezer, dishwasher, 4 ring electric hob with stainless steel extractor canopy over and oven. PVC double glazed French doors to garden. Tiled floor.

#### UTILITY ROOM

5'7 x 5'6 (1.70m x 1.68m)

Matching high and low level units and work surfaces. Stainless steel sink. Space for washing machine and tumble dryer. Gas fired central heating boiler. PVC double glazed composite front door. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising semi-pedestal wash hand basin and WC. Tiled floor.

### FIRST FLOOR

### LANDING

Access to partially floored roof space via slingsby ladder. Access to store.

#### PRINCIPAL BEDROOM

13'1 x 11'4 (3.99m x 3.45m)

#### EN-SUITE

Modern fitted three piece suite comprising shower cubicle with main shower and drench shower head over, semi-pedestal wash hand basin and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

#### BEDROOM 2

12'11 x 10'3 (3.94m x 3.12m)

#### BEDROOM 3

8'6 x 7'6 (2.59m x 2.29m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, vanity unit and WC. Access to store. Fully tiled walls and tiled floor.

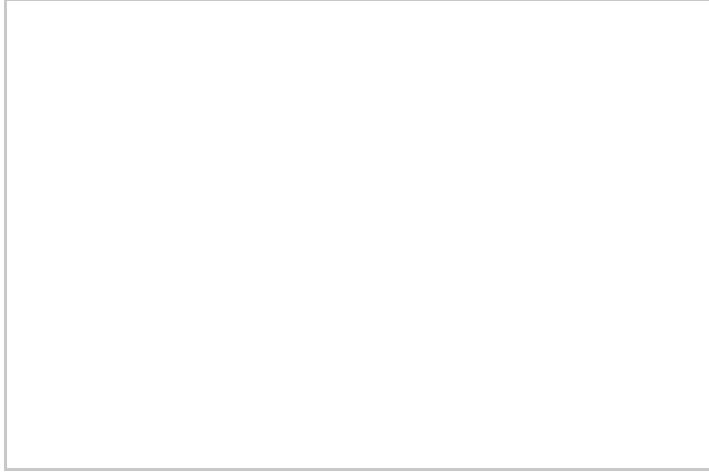
### EXTERNAL

Front garden in lawn.

Private driveway in tarmac.

Low maintenance, landscaped rear garden in artificial grass, composite decking and a raised paved patio area.

Timber shed. Outside tap and lighting.





Road Map



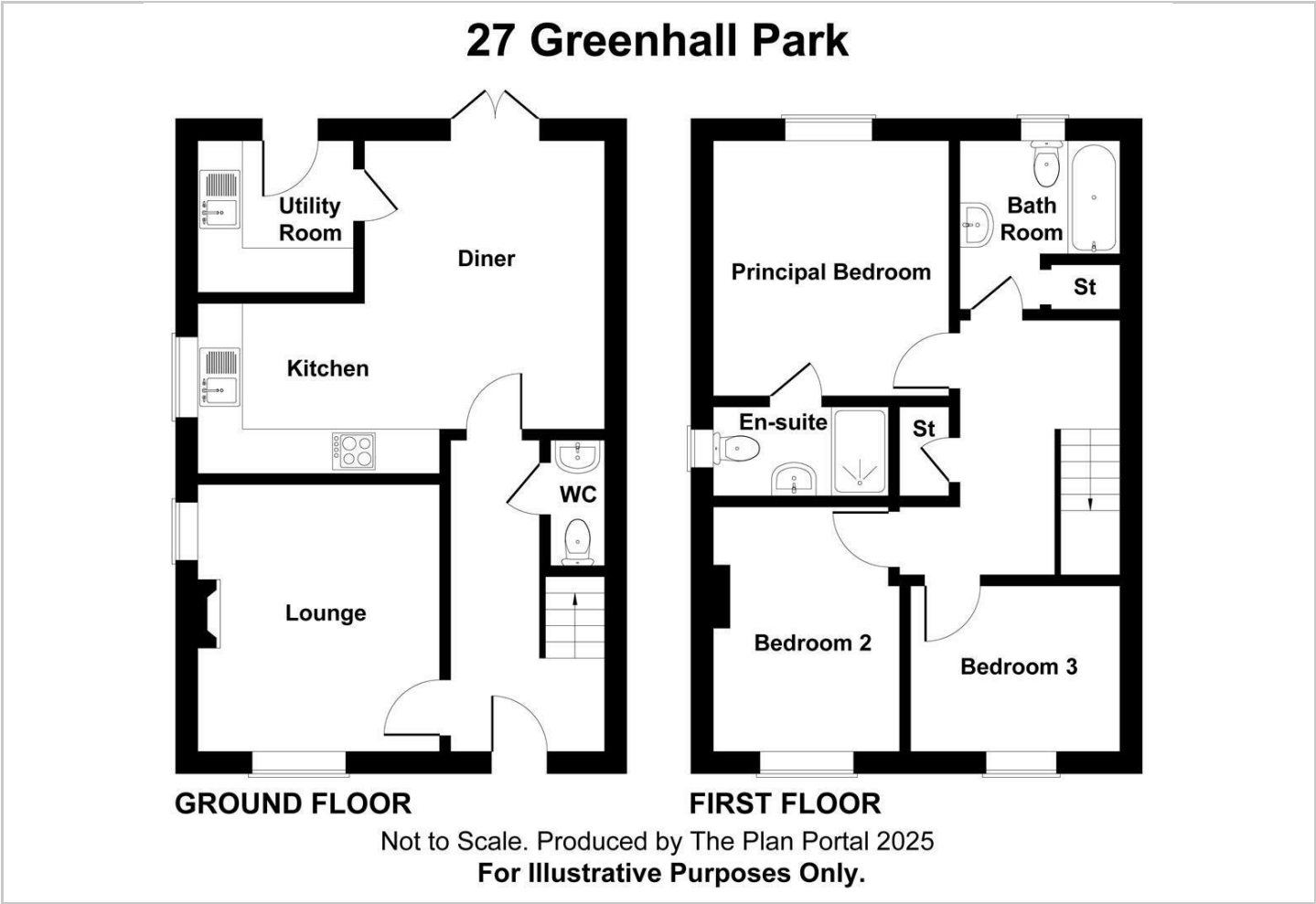
Hybrid Map



Terrain Map



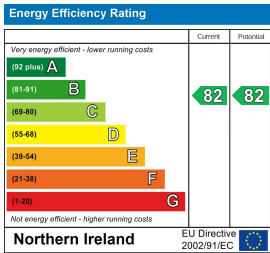
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.