

## For Sale

74 Somerset Park, Off Somerset Road,  
Coleraine, BT51 3LH

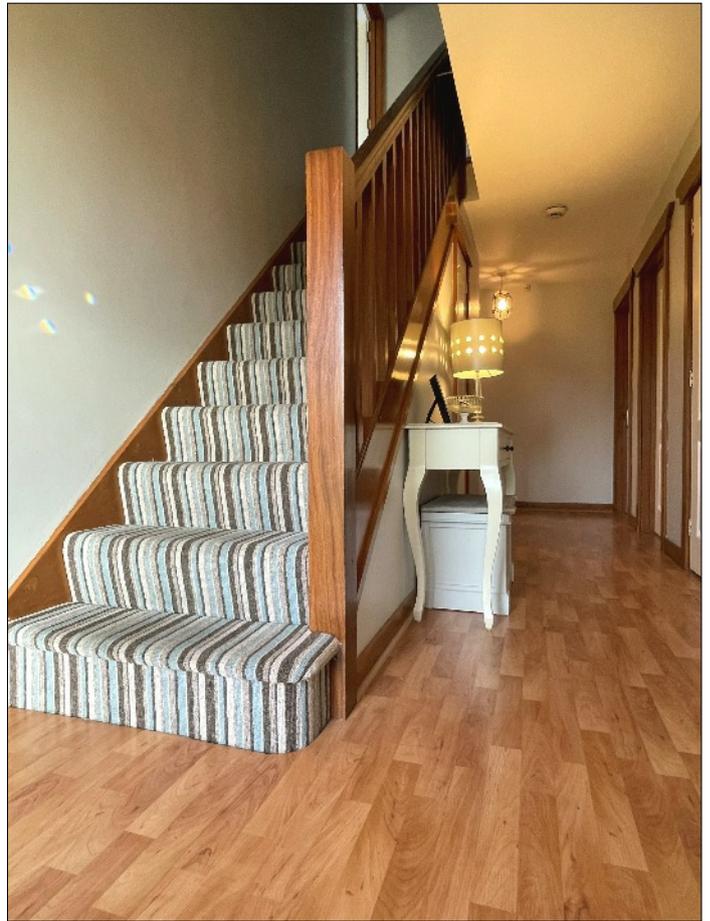
Offers Over **£240,000**



### Property Overview

- Detached Chalet
- 4 Bedrooms, 1 Reception Room
- Gas Heating
- Wooden double glazed windows (except where stated)
- Choice corner site with garden to the front, side and rear
- Convenient to Riverside Retail Park and the Jet Centre entertainment complex
- uPVC fascia, soffits and guttering
- Excellent order throughout
- Provision for garage (subject to necessary consent)
- Rates: The assessment for the year 2023/2024 is £1395.75
- EPC Rating - TBC

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**Entrance Hall:**

With woodgrain uPVC glass panel front door and glass side panel, laminate flooring, telephone point, understairs storage, hot press and cloaks cupboard.

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**Lounge:**

16' 0" x 11' 10" (4.87m x 3.60m) With surround fireplace, cast iron inset and tiled hearth, laminate flooring, wired for wall lights, television point, uPVC double glazed window.

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### **Kitchen / Dinette:**

12' 6" x 11' 10" (3.81m x 3.61m) With eye and low level units including larder unit, tiled between units, single drainer stainless steel sink unit, plumbed for dishwasher, space for cooker, extractor fan, strip lighting, extractor fan.

### **Utility Room:**

6' 11" x 6' 11" (2.10m x 2.10m) With low level units, tiled above worktop, single drainer stainless steel sink unit, plumbed for washing machine, space for fridge / freezer, mahogany single glazed glass panel rear door.

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**Bedroom 3:**

11' 10" x 10' 10" (3.60m x 3.30m) (MAX) With built-in sliderobes with railings and shelving.

**Bedroom 4 / Family Room:**

11' 10" x 10' 10" (3.60m x 3.30m) With uPVC double glazed window.



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**Bathroom:**

Comprising panel bath, tiled shower enclosure with mains overhead and body shower attachment, wash hand basin, w.c., tiled floor, half panelled walls, extractor fan.

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**Landing:**

With access to roof space, storage cupboard housing boiler.

**Bedroom 1:**

21' 0" x 11' 11" (6.40m x 3.64m) (MAX) With access to eaves storage, walk-in wardrobe with railings and shelving.



**Bedroom 2:**

22' 3" x 11' 10" (6.78m x 3.61m) (MAX) With access to eaves storage, recess lighting, Velux window.



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**Shower Room:**

Comprising PVC panelled corner shower enclosure with mains shower fitting, wash hand basin, w.c., extractor fan, Velux window.



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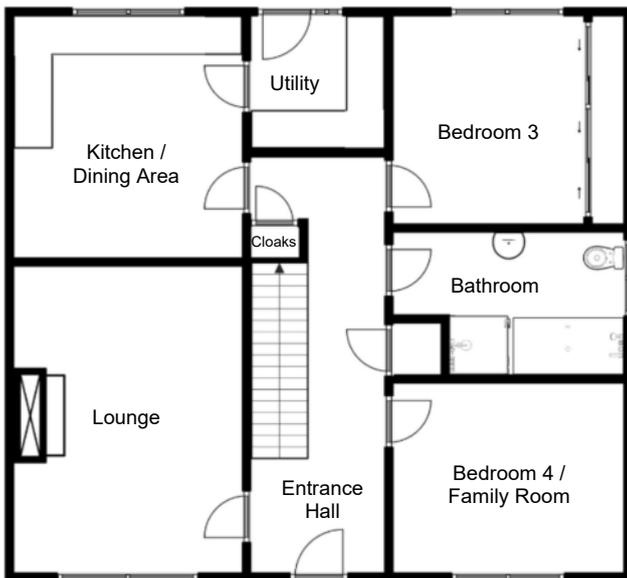


**EXTERIOR FEATURES**

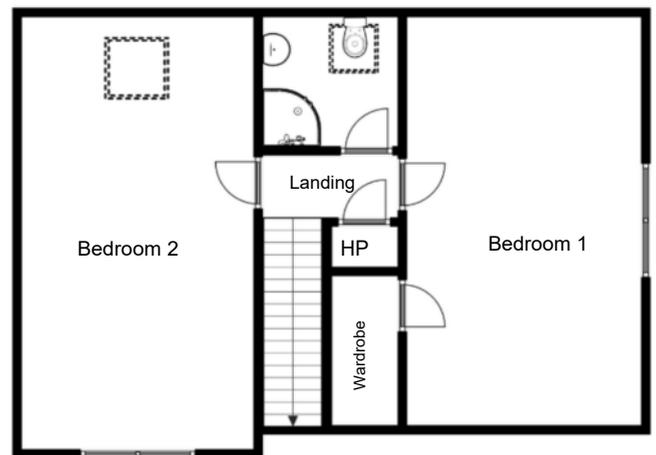
Garden laid in lawn to front with shrub bed. Garden laid in lawn to side and rear enclosure by fencing with pedestrian gates to the sides, Tarmac driveway and parking to the side. Paved path around the property. Outside light to front and rear. Water tap to rear. PVC oil tank. Wooden garden shed.

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## FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

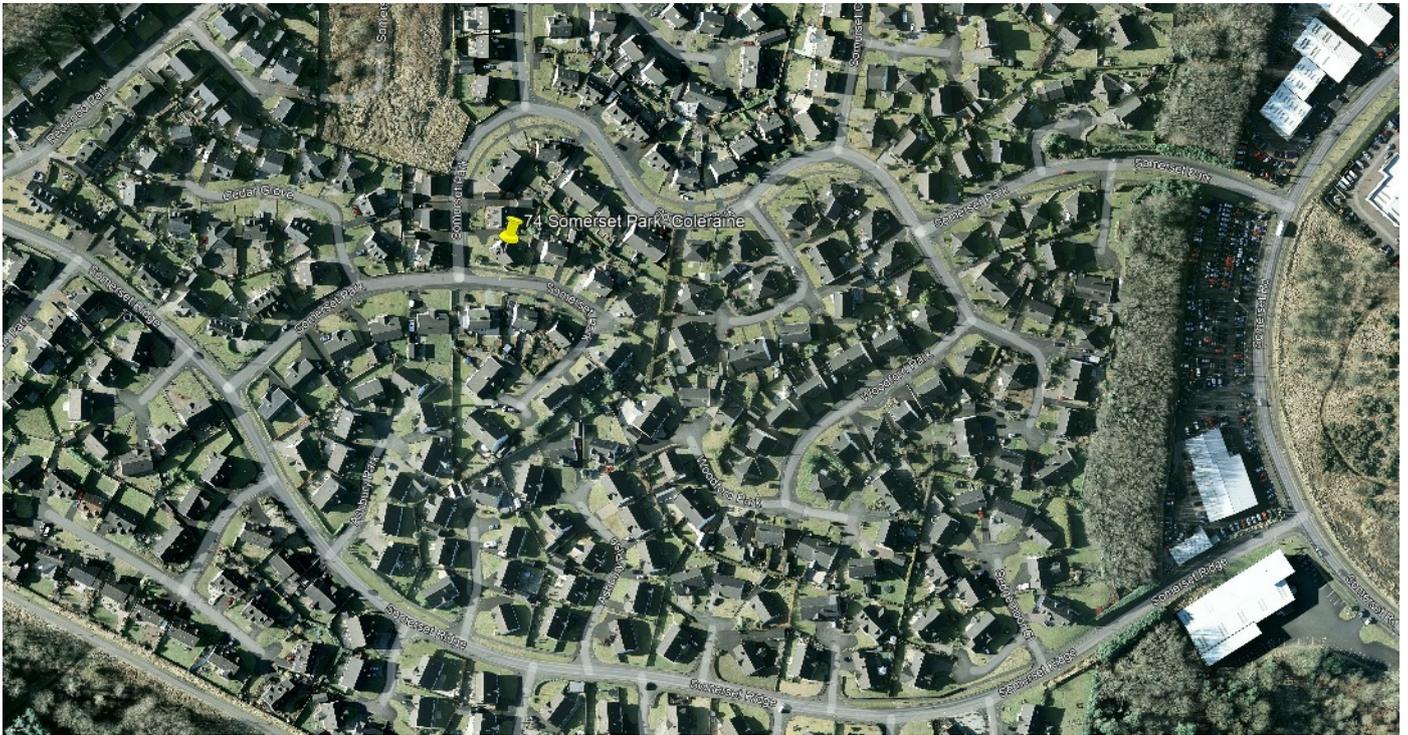
**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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8. None of the systems or equipment in the property has been tested by McAfee Sales for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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**Property Location:**

On approaching Coleraine along the Dunhill Road (A29), turn right at the Greenmount roundabout onto Somerset Road, then first right onto Somerset Park and Number 74 is located within this development.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		70 C
55-68	<b>D</b>	68 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Northern Ireland EU Directive 2002/91/EC

Full EPC available on request

**OFFICE OPENING HOURS**

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

**WEBSITE AND E-MAIL**

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[coleraine@mcafeeproperties.co.uk](mailto:coleraine@mcafeeproperties.co.uk)

**PROPERTY REFERENCE**  
 COL0223 301023/RT

**OUR OFFICE LOCATION**



24 New Row  
 Coleraine  
 BT52 1AF



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