



PAUL ROBINSON MORTGAGES

INDEPENDENT FINANCIAL ADVICE AVAILABLE

Mortgages | Life Assurance | Critical Illness | Accident, Sickness & Redundancy Cover |
Income Protection | Buildings & Contents Insurance | Trusts |

To arrange an initial appointment please contact:

ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	44 E	
21-38	F		
1-20	G		

COLERAINE

2 Kildollagh Lane

BT52 1UG

Offers Over £189,500



64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

028 7083 2000
www.armstronggordon.com

A most delightful 3 bedroom detached bungalow located in a well established residential area in the centre of the Loughan village. Internally the property offers well laid out living accommodation and is ideally suited as a family home but should appeal to a wide spectrum of potential purchasers. The property was constructed circa 1983 but would acquire quite a bit of modernisation works carried out. Externally the property offers mature gardens to front and rear. Located just off the Loughan Road, the property offers excellent access onto the A26 Newbridge Road for those needing to commute to Belfast. With its beautiful setting, it is clear this property offers a unique opportunity for those requiring a detached bungalow in a pleasant living environment.

Heading out of Coleraine on the Mountsandel Road you will eventually lead onto the Loughan Road. As you drive through Loughan village, Kildollagh Lane will be located on your left hand side opposite St Paul's Church of Ireland Church. No 2 will be located on your left hand side as you travel up the lane.

ACCOMMODATION COMPRISES:

Entrance Porch:

With recessed lighting, pine sheeted walls and ceiling.

Entrance Hall:

5'3 with cloaks cupboard, hot press and access to roof space.

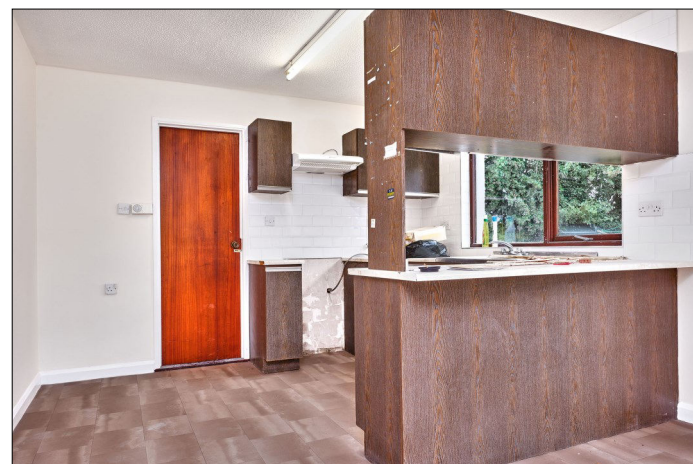
Lounge: 19'8 x 11'7

With Mahogany surround fireplace with tiled inset and hearth.



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling between, space for cooker with extractor fan above, drawer bank and strip lighting. 19'4 x 11'3



Utility Room:

With double drainer stainless steel sink unit, high and low level built in units, plumbed for automatic washing machine and strip lighting. 10'1 x 9'0



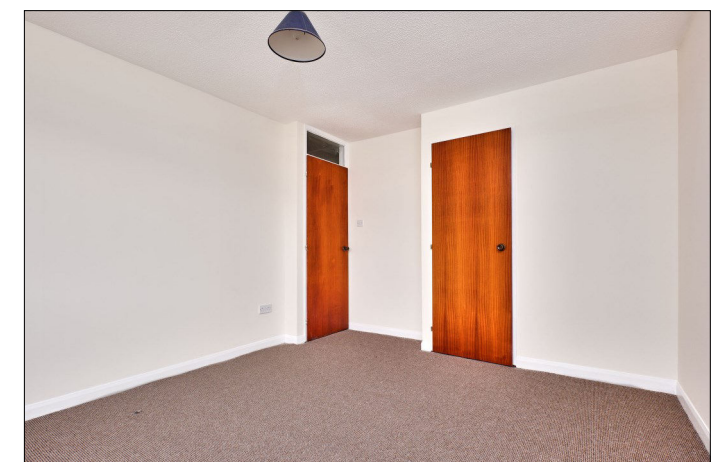
Bedroom 1:

With built in wardrobe. 13'3 x 10'9



Bedroom 2:

With built in wardrobe. 11'8 x 10'3



Bedroom 3:

10'4 x 8'4

**Bathroom:**

With white suite comprising w.c., wash hand basin, bath with telephone hand shower, PVC panelling and half tiled walls.

**EXTERIOR FEATURES:**

Tarmac and concrete driveway leading to integral garage 16'2 x 10'1 with roller door, boiler and light and power points. Concrete driveway to side leading to garden to rear which is laid in lawn with additional crazy paved patio area surrounded by various trees, mature plants, hedging and shrubbery. Garden to front is laid in lawn with screened area with various of trees, plants and shrubbery. Light to front and rear. Tap to rear.

SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** Wood Framed Single Glazed Windows
- ** Mature Site
- ** Integral Garage

TENURE:

TBC

CAPITAL VALUE:

£150,000 (Rates: £1395.75 p/a approx.)



