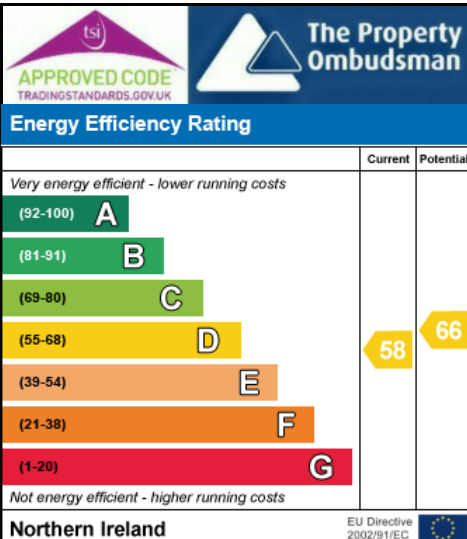


# Adams McGillan

RESIDENTIAL & COMMERCIAL

'Ivy Cottage  
47C Portstewart Road  
Coleraine  
BT52 1RW



Offers Around £119,950

Telephone 028 7035 7777

[www.adamsmcgillan.com](http://www.adamsmcgillan.com)

**SUMMARY:**

Having been completely repainted from head to toe "Ivy Cottage" offers two bedroom, two reception accommodation together with rear garden and designated carparking. This charming property located opposite the Marina offers the perfect opportunity to be close to Coleraine Town Centre yet on the coastal route to Portrush & Portstewart.

A perfect holiday home, first time purchase or indeed buy to let opportunity, we encourage those seeking an easily maintained home at an affordable price.

**KEY FEATURES:**

- Semi Detached Townhouse
- Two Bedrooms
- Two Receptions
- Modern Kitchen & Bathroom
- Recently Painted Throughout
- Economy Seven Heating
- Designated Carparking
- Close To Coleraine Town Centre & On The Coastal Route To Portrush & Portstewart

**RATES:**

Rates payable 2016/2017 as per Land & Property Services: £832.97

**Property Reference:**

AMC730973-200918

**ACCOMMODATION COMPRISES:**

**Ground Floor:**

**Entrance Hall:**

with laminate flooring.



**Lounge:**

3.73m x 4.78m (12' 3" x 15' 8") with feature bay window, painted wooden surround fireplace, cast iron and tiled inset, tiled slate hearth, dual aspect windows.



**Kitchen:**

2.64m x 2.95m (8' 8" x 9' 8") with modern high gloss eye and low level units, tiling between, bowl and half stainless steel sink unit, integrated hob and oven, stainless steel extractor fan and hood, integrated fridge freezer, laminate flooring, smoke alarm.



**Dining Room / Bedroom (3):**

2.97m x 2.97m (9' 9" x 9' 9") with laminate flooring.



**First Floor:**

**Landing:**

**Bedroom (1):**

3.71m x 4.75m (12' 2" x 15' 7") with dual aspect and feature circular window.



**Bedroom (2):**

2.57m x 2.69m (8' 5" x 8' 10") with laminate flooring, Velux window.



**Bathroom:**

comprising; panel bath with mixer shower over, uPVC wall panelling, pedestal wash hand basin, WC.



**Exterior:**

Property approached by tarmac driveway with designated parking for two vehicles. Rear garden with paved patio, raised beds and seasonal planting.



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BT52 1AD



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