

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		61
<b>E</b> 39-54		
<b>F</b> 21-38	23	
<b>G</b> 1-20		
Not energy efficient - higher running costs		



158 Lisnamuck Park, Coleraine, BT51 4HL

- 3 Bedroom 1 Reception Semi-Detached Chalet
- Oil Fired Central Heating
- Part Double Glazed Windows
- Easy Commuting Distance to Coleraine & Ballymoney
- Spacious Garden to Rear
- Ideal For Investor or First Time Buyer
- EPC Rating F23

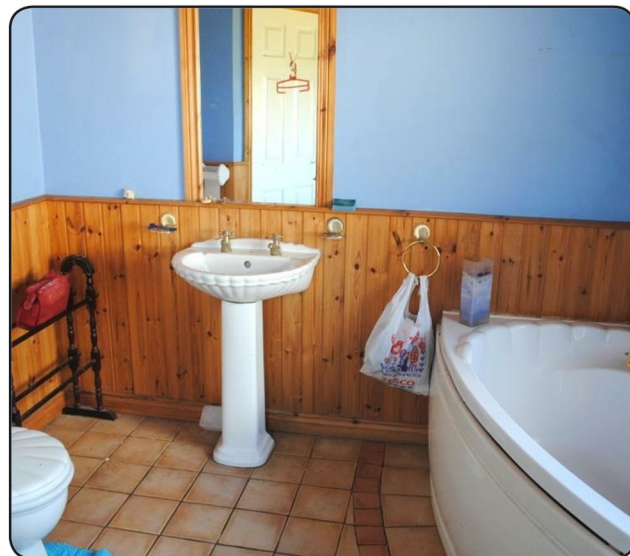
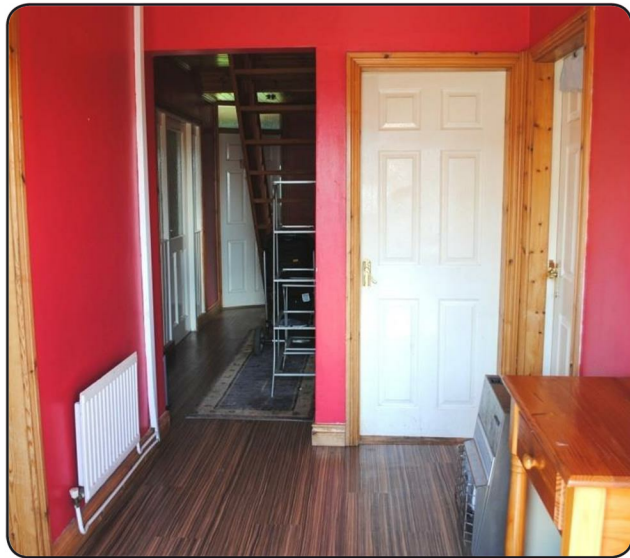
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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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#### DESCRIPTION

This delightful 3 bedroom semi-detached chalet bungalow offers well laid out accommodation and spacious rear garden. Being within close commuting distance to Ballymoney and Coleraine, early internal inspection is highly recommended.

#### ACCOMMODATION COMPRISING

##### Entrance Hall

With telephone point.

##### Lounge

15'5 x 13'5 to include bay (4.70m x 4.09m to include bay)  
Wooden surround fireplace with tiled inset and hearth, back boiler.

##### Kitchen/Dining

14'3 x 9'11 (4.34m x 3.02m)  
Fitted with eye and low level units, glass display cabinets, stainless steel sink unit, half tiled around worktops, space for electric hob/oven, space for fridge, tiled floor.

##### Utility Room

9'8 x 8'5 (2.95m x 2.57m)  
With suite comprising fully tiled walk in electric shower cubicle, corner bath with telephone hand shower attachment, wash hand basin, wc, half wood panelled walls, tiled floor, pine strip ceiling.

##### Bedroom 1

9'11 x 9'11 (3.02m x 3.02m)

##### Bedroom 2

9'10 x 6'6 (3.00m x 1.98m)

##### First Floor Landing

With velux windows, storage into eaves.

##### Bedroom 3

14'5 x 11'6 (4.39m x 3.51m)  
With storage into eaves.

#### EXTERIOR FEATURES

Property approached by a shared laneway. Gravelled parking area to front. Paved and gravelled area to front enclosed by wall. Garden to rear laid in lawn with paved area and enclosed by wall. Outside tap. Store.