



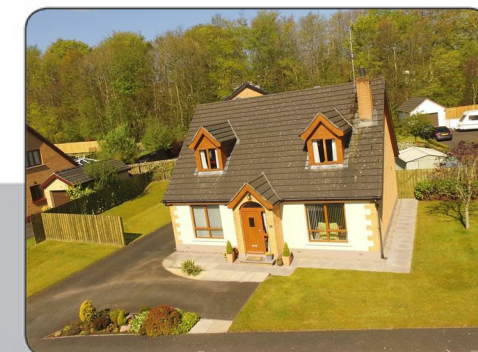
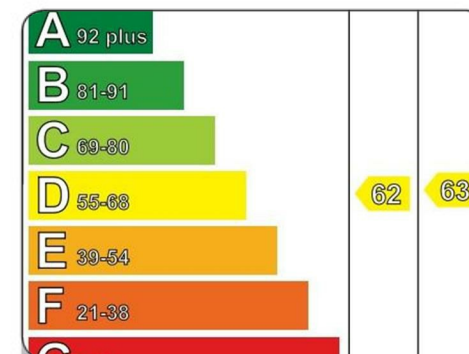
**VIEWING STRICTLY BY APPOINTMENT ONLY**

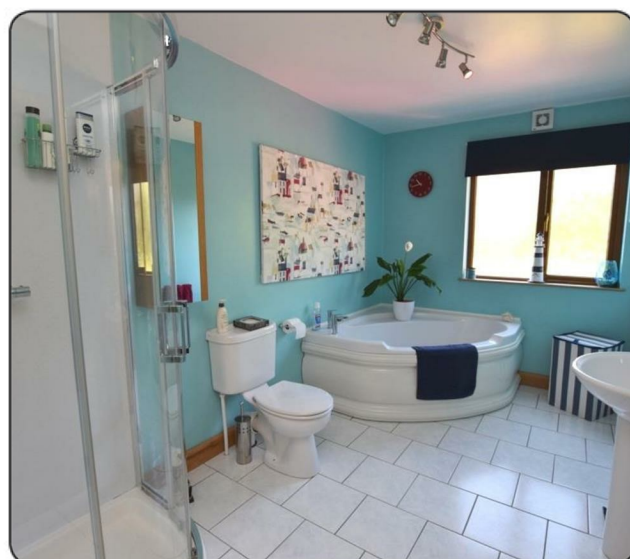
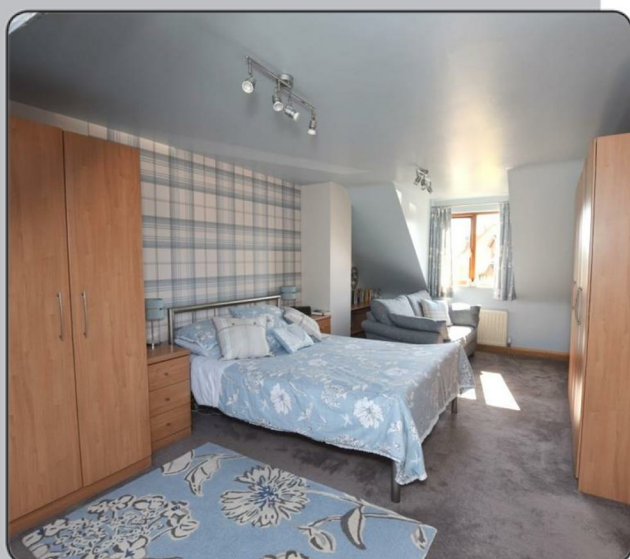
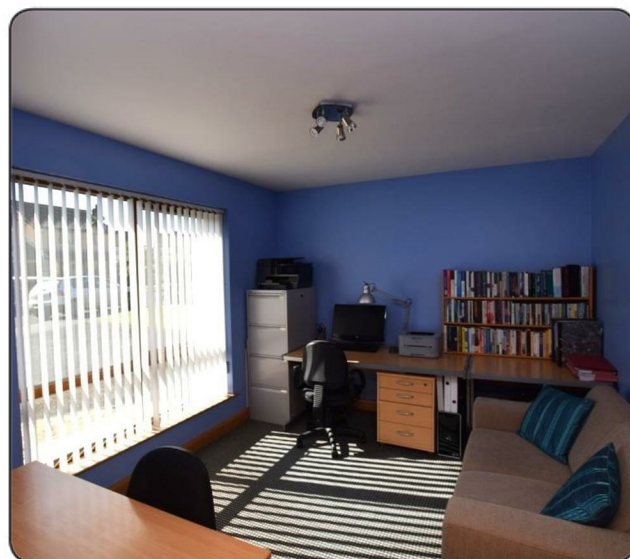
Agent: **R. Benson & Son**  
9 Dunmore Street, Coleraine  
Tel. 028 703 43677/21133  
www.rbensonandson.com

**24 Somerset Crescent, Coleraine, BT51 3LG**

- 4 Bedroom 2 Reception Detached Chalet Bungalow
- Oil Fired Central Heating
- New Condensing Boiler installed within the last year
- uPVC Double Glazing, Fascia & Guttering
- Solid Oak Doors & Skirting Throughout
- Superb Decorative Order Throughout
- EPC Rating D62

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





#### DESCRIPTION

Nestled within a quiet well established cul-de-sac, this superb 4 bedroom 2 reception detached chalet has been maintained to a very high standard throughout, early viewing comes highly recommended by the selling agent.

#### ACCOMMODATION COMPRISING

##### Entrance Hall

With under stairs storage, hotpress, laminate floor.

##### Lounge

15'11 x 11'10 (4.85m x 3.61m)

Built-in gas fire, TV and network point.

##### Kitchen

12'7 x 11'10 (3.84m x 3.61m)

Fully fitted extensive range of solid maple units, pelmet with recessed lighting, concealed under lighting, one and half bowl stainless steel sink unit with mixer tap, space for electric hob and oven, stainless steel extractor fan, built in eye level 'Whirlpool' microwave, integrated 'Bosch' dishwasher, integrated fridge, glass panel oak door, tiled floor.

##### Utility Room

7'0 x 6'9 (2.13m x 2.06m)

Fully fitted range of eye and low level real wood units, stainless steel sink unit, space for freezer, plumbed for washing machine, space for tumble dryer, tiled floor.

##### Dining Room

12'0 x 10'11 (3.66m x 3.33m)

With patio doors leading to rear, coved ceiling, lighting on dimmer switch, glass panelled oak surround doors.

##### Bathroom

Comprising PVC clad mains shower cubicle, corner bath, wc, wash hand basin, extractor fan, tiled floor.

##### Bedroom 4

12'1 x 9'11 (3.68m x 3.02m)

Network points.

##### First Floor Landing

Access to roofspace via slingsby ladder, walk in storage.

##### Bedroom 1

19'10 x 11'11 (6.05m x 3.63m)

TV point, storage, velux window.

En-suite with PVC clad power shower cubicle, vanity unit with built in storage, wc, extractor fan, velux window, tiled floor.

##### Bedroom 2

12'0 x 11'10 to widest points (3.66m x 3.61m to widest points)

##### Bedroom 3

12'0 x 9'3 (3.66m x 2.82m)

#### EXTERIOR FEATURES

Spacious tarmac driveway. Gardens to front and side laid in lawn. Garden to rear laid in lawn with paved patio area enclosed by close board fencing and bordered by plants and shrubs. Outside tap and lights.

