



8 Carthall Terrace, Carthall Road, Coleraine, BT51 3EL



- Superb 2 bed, 1 1/2 reception mid-terrace house.
- Oil fired central heating.
- uPVC double glazing.
- Immaculately presented throughout.
- Off-street parking and private rear garden.
- Ideal for first time buyer, investor or those wishing to down-size.
- Within walking distance to local schools, town centre, local town service bus route & all other local amenities.
- Early viewing highly recommended by the selling agent.



We are delighted to offer for sale this superb mid-terrace house at 8 Carthall Terrace. Immaculately presented throughout the property has been well-maintained and offers bright and airy living accommodation with excellent built-in storage. Externally the property benefits from off-street parking and has a quiet and easy-maintained rear garden, ideal for relaxing and enjoying the sunshine. Being within walking distance to Coleraine town centre, , schools, local shops and all other town amenities; the property is sure to appeal to a wide range of purchasers and early internal inspection comes highly recommended.

## ACCOMMODATION COMPRISING

### Ground Floor - Entrance Hall:

With tiled floor.

### Lounge:

With feature fireplace with painted wood surround, tiled inset, tiled hearth and open grate, laminate wood flooring and TV point.

4.98 m x 3.84 m

### Kitchen with Dining Area:

With range of eye and low level units, half tiled around worktops, space for freestanding hob/oven, built-in extractor fan, stainless steel sink unit, space for low level fridge, plumbed for washing machine, understairs storage and patio door leading out to rear garden.

4.80 m x 3.05 m

### First Floor - Landing:

With access to roofspace, hotpress and built-in storage cupboard with shelving and sliding doors.

### Bedroom 1:

With built-in wardrobe.

4.88 m x 4.09 m

### Bedroom 2:

With wall to wall built-in mirrored sliderobes.

3.86 m x 2.67 m

### Bathroom:

Recently installed with suite comprising panelled bath with overhead 'Mira Sport' electric shower, fully tiled feature surround and shower screen, vanity unit with wash hand basin, WC, chrome heated towel rail, extractor fan, fully tiled walls and tiled floor.

### Exterior:

Property approached by pavior brick driveway with gravelled beds dotted with various plants and shrubs. Private, rear garden with paved patio area and ornate central flowerbed and border beds dotted with various shrubs, flowers and plants, fully enclosed by fencing and high level wall. Boiler house, outside tap, light and gate with bin access to rear.

### Additional Information:

Tenure: Long Leasehold

Rates: £955.89 per annum as per LPS online

Broadband & Mobile: see Ofcom checker for more details - <https://www.ofcom.org.uk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

## VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons  
 9 Dunmore Street, Coleraine  
 Tel. 028 703043677/21133  
[www.bensonsni.com](http://www.bensonsni.com)

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