

# mcafee

## PRESTIGE PROPERTY

151 Mettican Road, Garvagh BT51 5HS



Sitting on a beautiful elevated site, this exceptional detached split level bungalow benefits from some spectacular views over the surrounding countryside. Finished to a very high standard and comprising well laid out four bedroom (two with Ensuite), two plus reception room living accommodation, this property comes complete with a good sized detached garage (with loft over). Sure to appeal to those looking for a well proportioned family home in a choice rural location, an early viewing is strongly recommended.

**Offers Over £495,000**

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**Location:**

Going out of Coleraine along the towards Garvagh, turn right off the Garvagh line (Drumcroone Road) onto the Gorran Road. Turn left at the end of same onto the Mettican Road and the bungalow is situated on the left hand side.

**Accommodation  
Comprising**

**GROUND FLOOR**

**Entrance Porch:**  
with tiled floor.



**Reception Hall:**  
with a mix of solid Oak flooring (middle level), tiled floor (lower level) and carpet (upper level), storage cupboard with light, wall lights, airing cupboard and recessed spot lighting.



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**Lounge:**

17'5 x 15'0 (plus bay) with feature marble surround fireplace with cast iron inset and tiled hearth, feature overmantle, cornice, wall lights, telephone point and T.V. point. Exceptional countryside views. Open to:





**Kitchen & Dining Area:**

23'4 x 12'8 with bowl and a half stainless steel sink unit, excellent range of high and low level units with concealed lighting, glass display units and pelmet with recessed spot lights, space for range with extractor fan over, housing for American style fridge freezer, microwave and dishwasher, tiled floor, part tiled walls, cornice, recessed spot lights and telephone point. Exceptional countryside views.



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## Utility Room:

12'5 x 6'0 with single drainer stainless steel sink unit, high and low level units, tiled floor, part tiled walls and plumbed for automatic washing machine. Separate w.c. with tiled floor, pedestal wash hand basin and top flush w.c.



## Family Room:

13'8 x 12'0 with T.V. point and PVC framed double doors leading to rear paved patio area.



## Bedroom (1):

15'0 x 13'7 with T.V. point and telephone point. Ensuite comprising fully tiled walk-in shower cubicle with mains fitting, vanity unit, top flush w.c., tiled floor and heated towel rail.



**Bedroom (2):**

11'6 x 10'3 with T.V. point and telephone point. Ensuite comprising fully tiled walk-in shower cubicle with mains fitting, pedestal wash hand basin, top flush w.c., tile floor and extractor fan.



**Bedroom (3):**

13'2 x 11'3 with vanity unit, T.V. point and telephone point.



**Bedroom (4):**

11'1 x 9'0 with T.V. point and telephone point.



**Bathroom:**

White suite comprising feature corner bath with telephone hand shower and part tiled walls over, vanity unit, top flush w.c., fully tiled walk-in shower cubicle with mains fitting, tiled floor and access to roofspace.



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## Exterior Features:

Detached Garage: 24'10 x 22'0 with 2 roller doors, light and power points. Loft over: 24'10 x 13'0 with light.  
Gardens to front, side and rear laid in lawn with barked shrub beds.  
Paved patio area to rear.  
Tarmac driveway with additional parking bays to front and side.

## Other Features:

Oil Fired Heating  
Double Glazed Windows in PVC Woodgrain Frames  
PVC Woodgrain External Doors  
Beam Vacuum System  
Oak Internal Doors  
Oak Skirting Boards and Architraves  
Burglar Alarm System Installed





**Tenure:**  
TBC

For further details and permission to view  
contact selling agents.

B.C. 13.03.08

**Solicitor:**  
TBC

**Property Reference:**  
CR3492.JD.250208

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