



1 Liffock Crescent Coleraine, BT51 4TG



Situated within the popular Liffock Crescent development in the heart of Castlerock, this attractive detached bungalow offers bright, well proportioned accommodation in a sought after coastal setting.

Occupying a generous corner site, the property enjoys a convenient location within easy reach of Castlerock Beach, local amenities, transport links and the renowned golf course, making it an ideal home for a range of purchasers seeking comfortable single-level living.

Internally, the accommodation is both spacious and versatile, comprising a welcoming entrance hall, a generous lounge with feature fireplace, a bright kitchen with ample dining space, four well-proportioned bedrooms including a master bedroom with ensuite, together with a family bathroom.

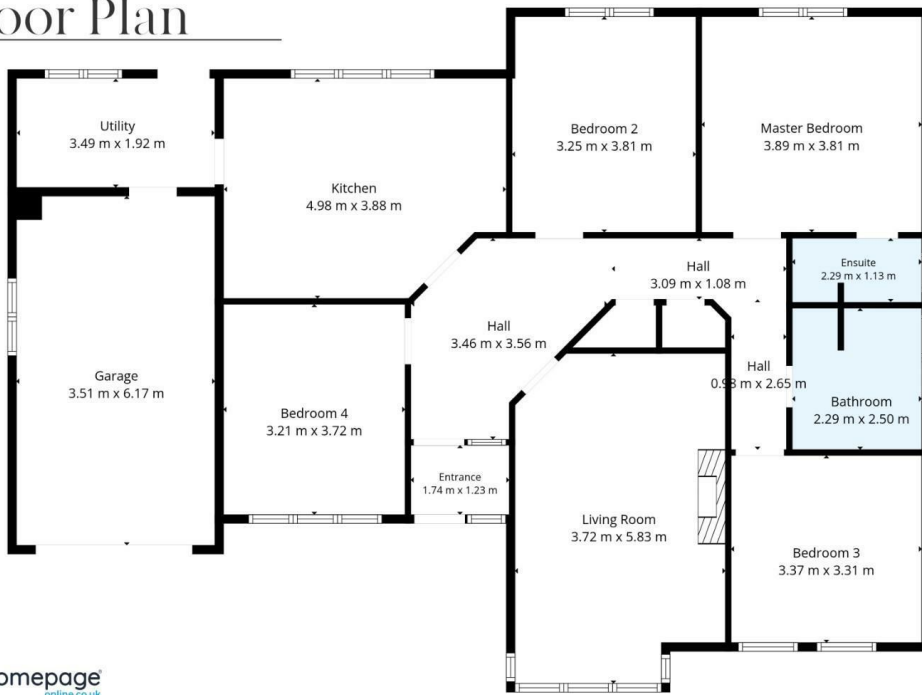
Externally, the property benefits from beautifully maintained gardens to the front, side and rear, offering a private and low maintenance outdoor space. A spacious driveway provides ample off street parking and leads to the integral garage, while the enclosed rear garden features paved and decorative stone areas ideal for outdoor entertaining.

Rarely does a detached bungalow of this size and location come to the market and is sure to appeal to a wide range of buyers.

- DETACHED BUNGALOW IN POPULAR DEVELOPMENT
- FOUR WELL PROPORTIONED BEDROOMS
- GENEROUS CORNER SITE POSITION
- SPACIOUS LOUNGE WITH FIREPLACE
- KITCHEN WITH DINING AREA
- MASTER BEDROOM WITH ENSUITE
- LARGE FAMILY BATHROOM
- INTEGRAL GARAGE WITH UTILITY
- ATTRACTIVE LOW MAINTENANCE GARDENS
- SOUGHT AFTER LOCATION

£349,950

Floor Plan



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This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Northern Ireland

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

Northern Ireland

EU Directive
2002/91/EC



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