



2 Coolshinney Park, Magherafelt, BT45 5JG

Offers Over £265,000



Features

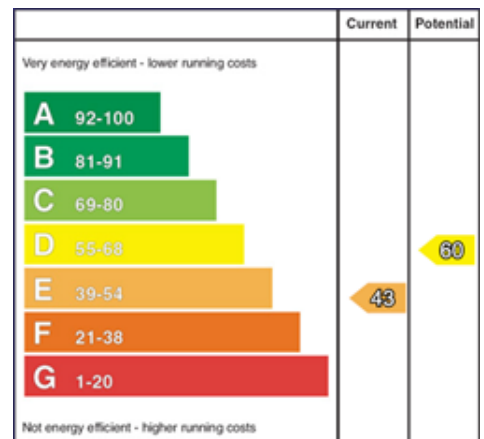
- Situated just off the Moneymore Road in Magherafelt, this detached bungalow occupies a generous plot offering excellent outdoor space and privacy, convenient to the town centre and all major routes.
- The property is approached via a spacious driveway with a mix of tarmac and lawn to the front and sides, providing ample parking and a pleasant setting.
- Internally, a bright and welcoming entrance hall creates an immediate sense of space and leads through to well proportioned accommodation throughout.
- The main lounge benefits from large windows that allow for an abundance of natural light, along with a feature open fire which creates a warm and inviting focal point.
- A separate dining room or additional sitting room provides flexibility for modern family living or entertaining, also enjoying a large window and pleasant outlook.
- The kitchen/diner is of a good size, offering practical space for everyday use.
- The property further comprises three well-proportioned bedrooms and a family shower room making it ideal for a range of purchasers including families, downsizers, or those seeking single-level living.
- Externally, the property continues to impress with a detached garage and large garden area.
- The rear garden is particularly generous, offering excellent space for outdoor living.

Contact Us

Viewing By Appointment Only

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Please Scan QR Code or visit burnshomes.co.uk for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 121.5 sq m / 1308 sq ft
(Including Garage)



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 576753)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.