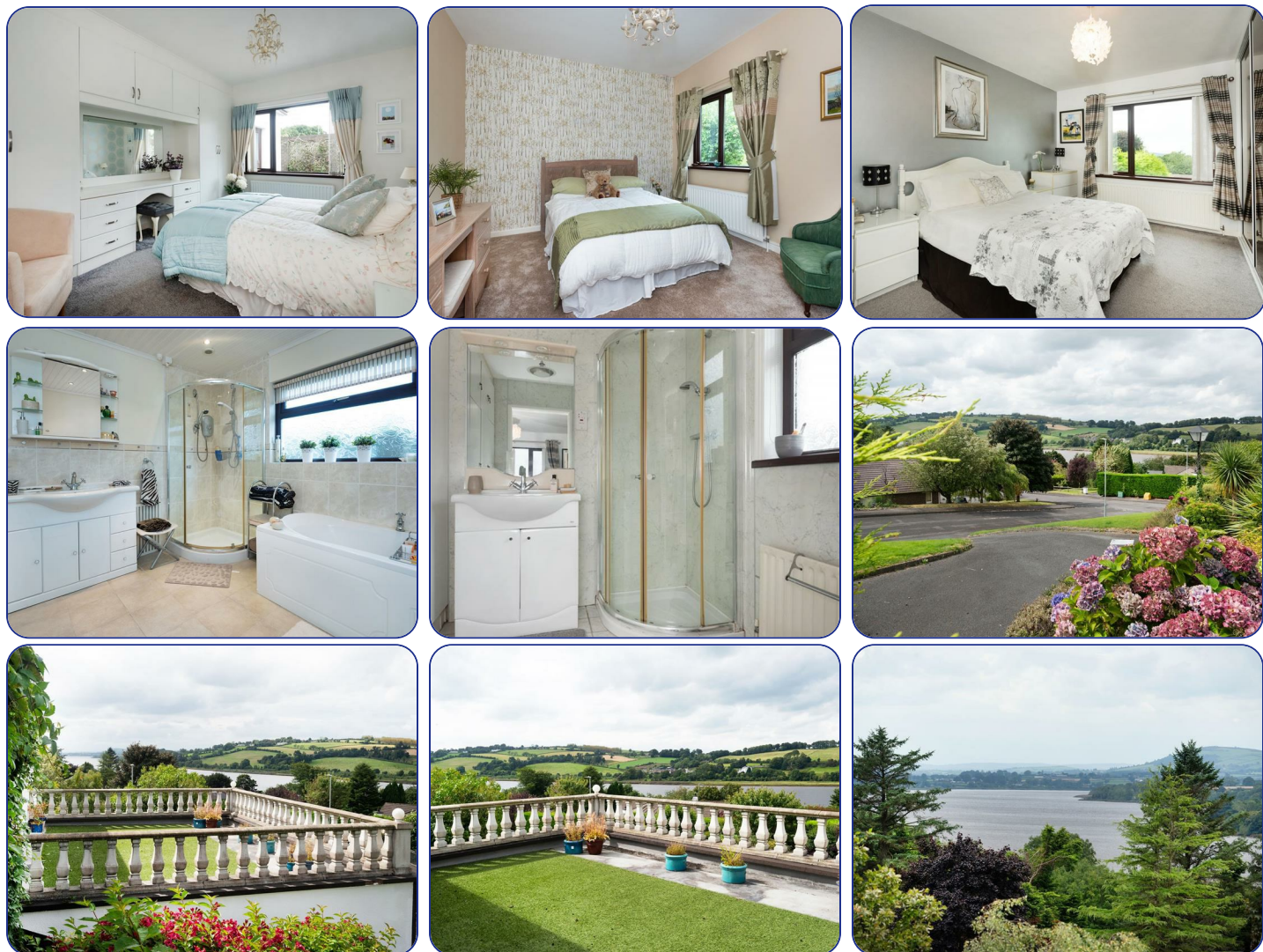




VIEWING STRICTLY BY APPOINTMENT ONLY

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 Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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Daniel Henry
 ESTATE AGENTS

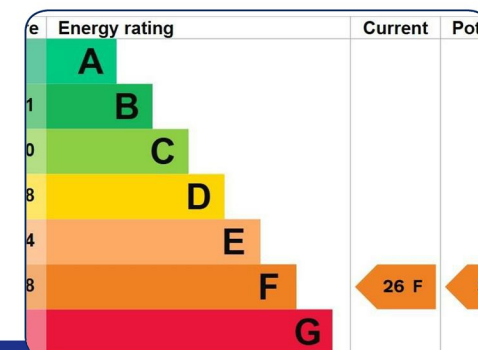
£399,950

FOR SALE

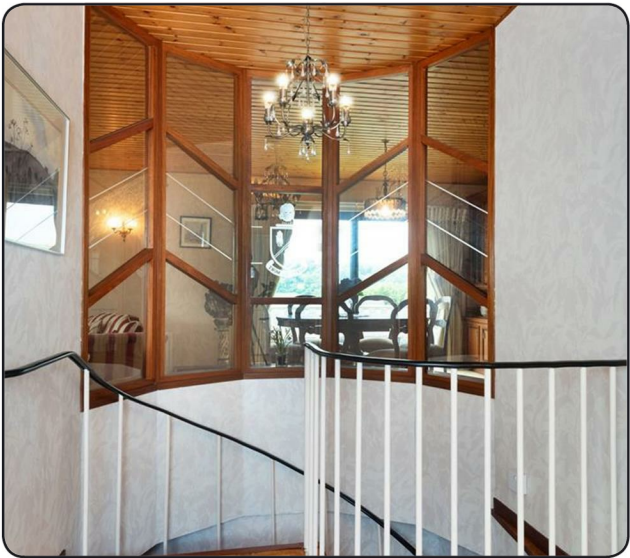
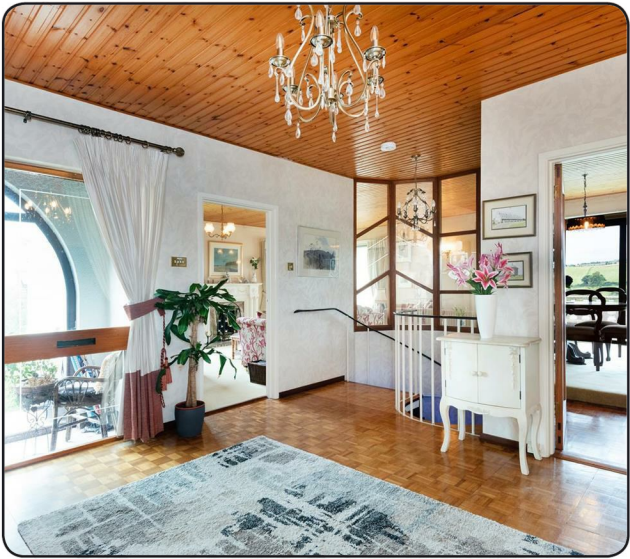


18 Dunnwood Park, L'Derry, BT47 2NN

- DETACHED SPLIT LEVEL HOUSE
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PARTIAL PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- EXTENSIVE LAWNS TO FRONT, SIDE & REAR
- TARMAC DRIVEWAY
- DOUBLE GARAGE
- EPC RATING - F
- SOLD AS SEEN



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ACCOMMODATION

VESTIBULE PORCH

Having stained glass porthole window, wooden ceiling, tiled floor

GRAND ENTRANCE HALL

Having cloaks cupboard, wall lights, wooden ceiling, Parquet woodblock flooring, double doors to Dining.

GUEST WHB AND WC

Having whb with mixer taps, wc, 1/2 tiled walls, tiled floor.

LOUNGE/DINING AREA

27'3" x 20'7" wp (8.31m x 6.27m wp)

Having magnificent fireplace with granite inset and hearth, corner picture window with seating, raised dining area with patio doors to balcony, wooden ceiling, feature glass wall, double doors to Hallway.

KITCHEN

17'2" x 12'7" wp (5.23m x 3.84m wp)

Having range of eye and low level units, glazed display cupboards with lighting, tiling between units, Belfast sink, granite worktop, Rangemaster with extractor overmantle, integrated dishwasher, dining space, 1/2 height panelled walls, wooden ceiling with recessed lighting, tiled floor.

UTILITY ROOM

12'7" x 9'4" (3.84m x 2.84m)

Having range of units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, extractor hood, plumbed for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor.

MASTER BEDROOM

13'8" x 11'9" (4.17m x 3.58m)

Having range of built in wardrobes with sliding mirrored doors.

EN-SUITE

Comprising walk in shower, whb set in vanity unit, wc, range of built in wardrobes with cupboards over, PVC cladding to walls, tiled floor.

BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)

Having wall to wall built in wardrobes with dressing table, drawers and cupboards over.

BEDROOM 3

13'4" x 11' (4.06m x 3.35m)

Having built in wardrobes with dressing table, drawers and cupboards over.

FAMILY ROOM/BEDROOM 4

13'7" x 10'6" wp (4.14m x 3.20m wp)

BATHROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, PVC ceiling with recessed lighting, 1/2 tiled walls, tiled floor.

SPIRAL STAIRCASE TO LOWER GROUND FLOOR

ROOM 1

13'7" x 10'7" (4.14m x 3.23m)

Having laminated wooden floor.

ROOM 2

13'4" x 10'9" (4.06m x 3.28m)

This room was used by the current owner as a bedroom for many years. Buyers should make their own enquiries as to its suitability for such use.

INTEGRAL DOUBLE WIDTH GARAGE

22'7" x 18'11" (6.88m x 5.77m)

Having roller door, side window, light and power points.

EXTERIOR FEATURES

Extensive lawns to front, side and rear stocked with abundance of mature plants and shrubs.

Balcony with artificial grass and stunning views over river.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£2915.75 (AUG 2025)

