

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

Daniel
Henry
ESTATE AGENTS

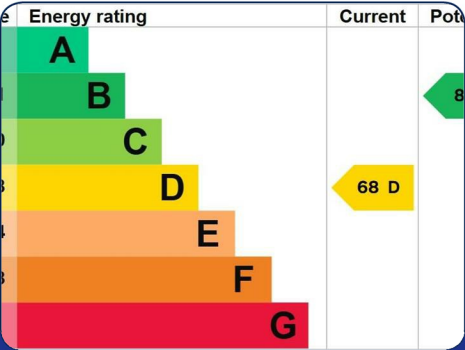
£290,000

FOR SALE



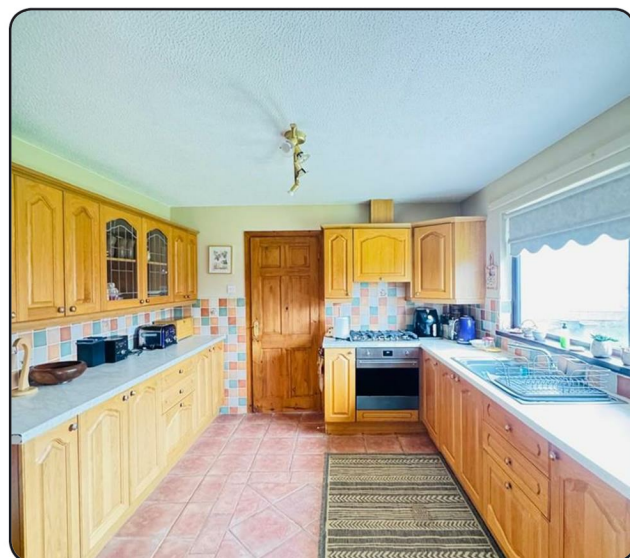
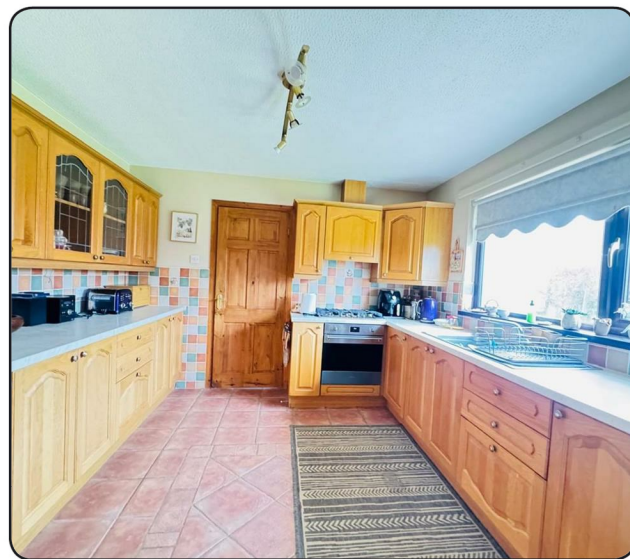
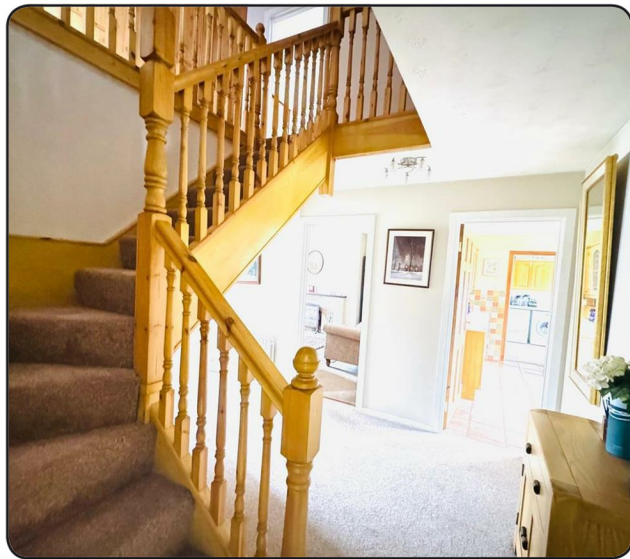
60 Mallory Park, L'Derry, BT47 3XJ

- DETACHED CHALET BUNGALOW
- 4 BEDROOM/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- PAVED DRIVEWAY
- GARAGE
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having understairs storage.

LOUNGE

17'4" x 11'8" wp (5.28m x 3.56m wp)

Having fireplace.

KITCHEN/DINING AREA

22'3" x 10'8" wp (6.78m x 3.25m wp)

Having range of eye and low level units, tiling between units, gas hob, electric underoven, extractor hood, integrated fridge, ample dining space, tiled floor.

UTILITY ROOM

11'3" x 9'5" (3.43m x 2.87m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, space for tumble dryer, tiled floor.

FAMILY ROOM/BEDROOM

15'8" x 9'6" (4.78m x 2.90m)

BEDROOM 4

11' x 9'9" (3.35m x 2.97m)

Having semi-solid wooden floor.

BATHROOM

Comprising bath, walk in shower, whb with storage under, wc, recessed lighting partly tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having storage.

TOILET & WHB

Having whb and wc, chrome radiator.

BEDROOM 1

14'9" x 9'9" into wardrobe (4.50m x 2.97m into wardrobe)

Having wall to wall built in wardrobe with sliding doors.

BEDROOM 2

13'1" x 11'5" (3.99m x 3.48m)

BEDROOM 3

12' x 9'4" (3.66m x 2.84m)

Inter connecting from Bedroom 2.

INTEGRAL GARAGE

16'9" x 9'5" (5.11m x 2.87m)

Having roller door, light.

EXTERIOR FEATURES

Lawn to front.

Paved patio area to rear leading to neat lawn.

Paved driveway.

ESTIMATED ANNUAL RATES

£1575.00 (MARCH 2026)

