

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

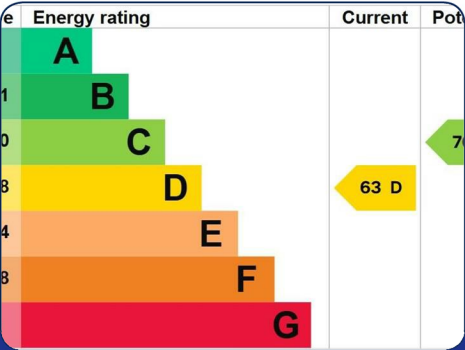
£259,950

FOR SALE



76 Brookview Glen, L'derry, BT47 3GW

- THREE STORY TOWNHOUSE
- 4 BEDROOM/ 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- SECURITY SYSTEM INSTALLED
- INTEGRAL GARAGE
- CUL-DE-SAC LOCATION
- PAVED PARKING TO FRONT
- PAVED YARD TO REAR ENCLOSED BY FENCE
- EPC RATING -



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ACCOMMODATION

GROUND FLOOR

HALLWAY

Having Cloaks cupboard, Oak wooden floor.

GUEST TOILET AND WHB

WC, WHB, Tiled floor

KITCHEN/DINING/SUNROOM

21'3" x 17' (6.48m x 5.18m)

Having 'Oak Shaker' eye and low level units with tiling between, granite worktops, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated fridge/freezer, integrated dishwasher, gas hob, stainless steel extractor hood, electric oven, recessed lighting, tiled floor, dining space. Open plan to Sunroom, having laminated wooden floor and French doors to patio.

FIRST FLOOR

LANDING

Having hotpress

LOUNGE

22'2" x 20'9" (to widest points) (6.76m x 6.32m (to widest points))

Having attractive fireplace with open fire, PVC door to Balcony, recessed lighting.

BEDROOM 4/STUDY

11' x 10'10" (3.35m x 3.30m)

BATHROOM

Having bath, walk in shower, WC, WHB, tiled floor

SECOND FLOOR

MASTER BEDROOM

20'8" x 10'10" (6.30m x 3.30m)

Having recessed lighting and Juliet balcony

ENSUITE

Walk in Shower, WC, WHB and tiled floor.

BEDROOM (2)

12'8" x 9'8" (3.86m x 2.95m)

BEDROOM (3)

10'9" x 9'2" (3.28m x 2.79m)

INTEGRAL GARAGE

18' x 13'3 (5.49m x 4.04m)

Having roller door, light and power points, plumbed for washing machine, space for tumble drier. PVC door to back yard.

EXTERIOR FEATURES

Paved parking to front

Paved yard to rear enclosed by fence

Outside tap

ESTIMATED ANNUAL RATES

£1649.00 (APRIL 2026)

