SPECIAL FEATURES OF THE PROPERTY INCLUDE:











Daniel Henry ESTATE AGENTS

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

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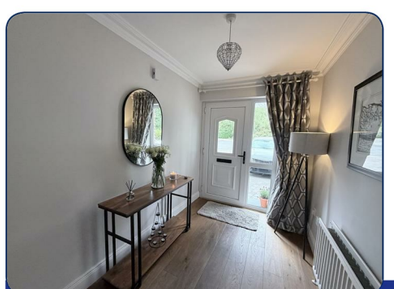
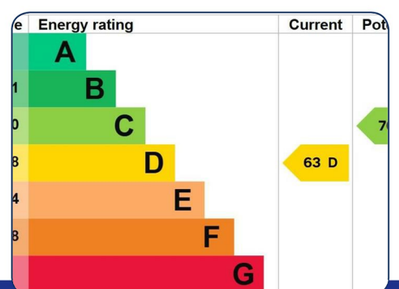
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£259,950



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 -















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)





