

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£295,000

FOR SALE



5 Rockport Park, L'derry, BT47 6JQ

VIEWING STRICTLY BY APPOINTMENT ONLY

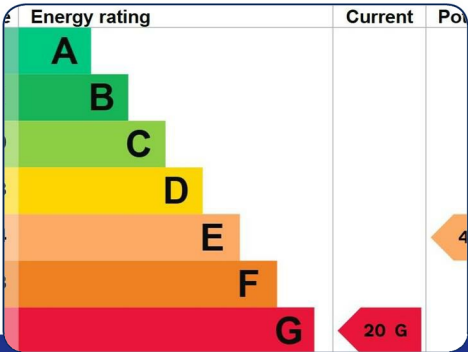
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- TARMAC DRIVEWAY
- CARPETS INCLUDED IN SALE
- GARAGE
- MATURE LAWNS TO FRONT AND REAR
- EPC RATING G



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ACCOMMODATION

HALLWAY

Having cloaks cupboard, cornicing.

LOUNGE/DINING

20'8 x 17 (wp) (6.30m x 5.18m (wp))

Having fireplace and cornicing

KITCHEN

12'1" x 10'3 (3.68m x 3.12m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge freezer, tiling between units.

BEDROOM 1

14' x 10'3 (4.27m x 3.12m)

Having range of built in wardrobes with cupboards over and drawers

BEDROOM 2

13'3" x 8'1 (4.04m x 2.46m)

BEDROOM 3

12'9" x 9'2" (3.89m x 2.79m)

WET ROOM

Comprising electric shower, shower screen, WHB set in vanity, fully tiled walls.

SEPERATE WHB & WC

GARAGE

Having electric door, light and power points

EXTERIOR FEATURES

Neat lawn to front bordered by wall and double entrance gate.

Mature Lawn to rear stocked with an abundance of plants, trees and shrubs.

Reading nook or drying area.

Tarmac Driveway

Garage

ESTIMATED ANNUAL RATES

£1710 (May 2026)

