

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



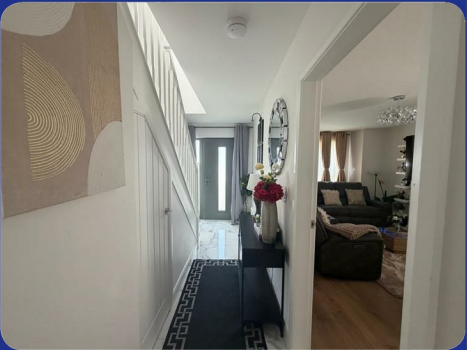
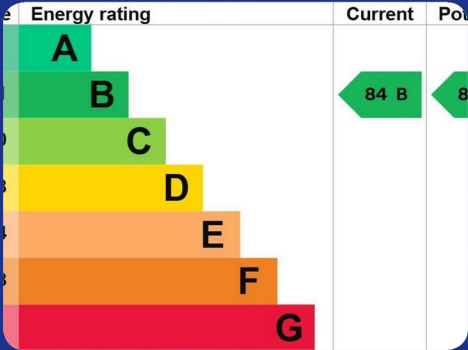
£275,000



FOR SALE

2 Coolmaghery View, L'Derry, BT47 2AG

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC EXTERIOR DOORS.
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION
- EPC - B
- NEAT LAWNS



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539





THE PROPERTY COMPRISES:

HALL

having tiled floor, understairs storage, cloaks cupboard.

GUEST TOILET AND WHB

having tiled floor.

LOUNGE

17'2 x 11'7 (5.23m x 3.53m)  
dual aspect, ornamental electric fire, laminated wooden floor.

KITCHEN/FAMILY

26'9 x 11'11" (8.15m x 3.63m)  
having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer, tiled floor, open plan to Dining/Sunroom

SUNROOM/DINING

12'5" x 9'5" (3.78m x 2.87m)  
having tiled floor, french doors to patio area.

MASTER BEDROOM

14'4" x 10'9" (4.37m x 3.28m)  
lamine wooden floor,

EN-SUITE

comprising tiled walk in shower, WHB set in vanity unit, WC, chrome radiator, tiled floor.

UTILTIY ROOM

having sink unit, low level units, plumber for automatic washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

having hotpress and storage.

BEDROOM 2

14'10" x 13'9" (to widest points) (4.52m x 4.19m (to widest points))

BEDROOM 3

13'1" x 12'3" (to widest points) (3.99m x 3.73m (to widest points))

BEDROOM 4

13'4" x 9'8" (to widest points) (4.06m x 2.95m (to widest points))

BATHROOM

comprising fully tiled walk in shower, bath, WHb set in vanity unit, WC, tiled floor.

EXTERIOR

paved patio area to rear leading to enclosed lawn.

ESTIMATED ANNUAL RATES

£1405 (July 2026)

