

£269,950

FOR SALE



15 Cadogen Park, L'derry, BT47 5QW

- DETACHED RANCH STYLE BUNGALOW
- PVC TRIPLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- LAWN TO FRONT
- DRIVEWAY
- COMPOSITE FRONT DOOR
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING D



ACCOMMODATION

HALLWAY

Having wooden floor, cloaks cupboard, understair storage.

LOUNGE/DINING

22' x 10'10 (6.71m x 3.30m)

Having wooden floor, attractive fireplace with gas inset, open plan to kitchen

KITCHEN

11'9 x 11'2 (3.58m x 3.40m)

Having range of eye and low level units, 'Rangemaster' cooking centre, 'Rangemaster' extractor hood, 'Belfast' sink with mixer taps, plate rack, integrated dishwasher, space for fridge freezer, tiled floor.

REAR HALLWAY/PANTRY

BEDROOM (1)

13'2 x 10'2 (4.01m x 3.10m)

Having double built in wardrobe

BEDROOM (2)/FAMILY ROOM

13'5 x 9'5 (to widest points) (4.09m x 2.87m (to widest points))

BEDROOM (3)

9'5 x 8'6 (2.87m x 2.59m)

BATHROOM

Comprising bath with electric shower over, part tiling around bath, shower screen, remaining walls, 1/2 tiled, WHB, WC, tiled floor.

FIRST FLOOR

LANDING

Having walk in storage cupboard

SHOWER ROOM

Comprising fully tiled walk in shower, WHB, WC, tiled floor

BEDROOM (4)

14'5 x 12'10 (to widest points) (4.39m x 3.91m (to widest points))

access to attic storage.

BEDROOM (5)/DRESSING ROOM

13'9 x 6'11 (4.19m x 2.11m)

Walk in dressing area

EXTERIOR FEATURES

Neat lawn to front bordered by pillars and wall.

Paved patio area to rear with paved paths, steps leading to raised rockery.

Covered pergola.

GARAGE

20'2 x 9'4 (6.15m x 2.84m)

Having roller door, light and power points, PVC window and door to rear.

ESTIMATED ANNUAL RATES:

£1344 APPROX(JULY 2026)

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