

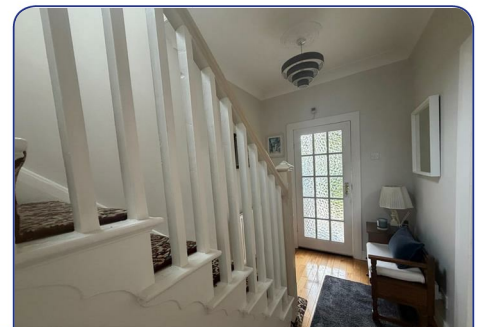
£269,950

FOR SALE



21 Aberfoyle Crescent, Derry, BT48 7PG

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX AND GARAGE)
- OIL FIRED CENTRAL HEATING
- CARPETS AND BLINDS INCLUDED IN SALE.
- LAWNS TO FRONT AND REAR
- DRIVEWAY TO SIDE
- GARAGE
- EPC-F



ACCOMODATION

VESTIBULE

Having tiled floor

HALL

Having ceiling cornicing, understair storage, semi-solid wooden floor.

LOUNGE

14'3 x 11'10 into bay (4.34m x 3.61m into bay)
Semi-solid wooden floor, ornamental fireplace, ceiling cornicing.

FAMILY ROOM

11'10 x 10'10 (to widest points) (3.61m x 3.30m (to widest points))
Having attractive fireplace with gas inset, wall light points, double doors to dining/kitchen.

KITCHEN/DINING

22'4 x 18'5 (to widest points) (6.81m x 5.61m (to widest points))
Having range of eye and low level units, 1 1/2 bowl sink unit with mixer taps, hob, underoven, plumbed for washing machine, space for fridge freezer, breakfast bar, recessed lighting, tiling between units, tiled floor, ample dining space, french doors to rear.

FIRST FLOOR

LANDING

Having window

BEDROOM (1)

13'11 x 11'11 (4.24m x 3.63m)
Having wall to wall built in wardrobes with sliding mirror doors.

BEDROOM (2)

11'9 x 10'10 (3.58m x 3.30m)
Having built in wardrobes with sliding mirror doors, laminate wooden floor

BEDROOM (3)

10' x 6'8 (to widest points) (3.05m x 2.03m (to widest points))

BATHROOM

Comprising bath, walk in shower, WHB, WC, tiled walls, hot press.

EXTERIOR FEATURES

Neat lawn to front bordered by wall and double entrance gates
Extensive enclosed lawn to rear stocked with abundance of mature plants, trees and shrubs.
Paved patio area.
Driveway leading to Garage.

GARAGE

Having up and over door, light and power points, side window and door

ESTIMATED ANNUAL RATES:

£1954 approx (July 2026)

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