Daniel Henry
ESTATE AGENTS

£269,950



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 TOSIDE
- GARAGE
- EPC-F







www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539

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 mirroe 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)

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

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.