

£395,000

**FOR SALE**



**49 Fincairn Road, L'derry, BT47 3LD**

- DETACHED HOUSE
- OIL FIRED AND SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC EXTERIOR DOORS
- TARMAC DRIVEWAY AND PARKING
- GARAGE
- LAWNS TO FRONT AND REAR
- SECURITY SYSTEM INSTALLED
- BEAM HOOVER SYSTEM
- EPC RATING E



## ACCOMMODATION

### HALL

Having open plan oak staircase to first floor, tiled floor, double doors to lounge

### GUEST TOILET

Having WHB, WC, chrome radiator, tiled floor.

### LOUNGE

18'5 x 15'7 (into bay) (5.61m x 4.75m (into bay))  
Having magnificent fireplace with multi fuel stove, laminate wooden floor.

### KITCHEN/DINING

21' x 16'8 (6.40m x 5.08m)  
Having excellent range of eye and low level units, 'Rayburn' cooker, wine cooler, extractor fan, space for fridge/freezer, integrated dishwasher and bin storage, stainless steel sink with mixer taps set in granite worktop, matching splash back and window sill, tiled floor, French doors to patio area.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and space for tumble dryer, tiled floor.

### BEDROOM (1)

14'4 x 11'5 (4.37m x 3.48m)

### BEDROOM (2)

14'4 x 9'9 (4.37m x 2.97m)

### BATHROOM

Comprising Jacuzzi style bath, walk in power shower, WHB set in vanity unit, WC, tiled walls and floor, recessed lighting, chrome radiator.

### FIRST FLOOR

### LANDING

Having hotpress and tiled floor

### BEDROOM (3)

14'4 x 11'4 (4.37m x 3.45m)

Having laminated wooden floor, walk in wardrobe.

### BEDROOM (4)

14'4 x 8'6 (4.37m x 2.59m)

Having built in wardrobes

### SHOWER ROOM

Comprising fully tiled walk in power shower, WHB set in vanity unit WC, tiled floor, chrome radiator.

### EXTERIOR FEATURES

Neat lawn to front

Extensive tarmac driveway and parking bordered to front by wall and double entrance gates.

Neat lawn to rear

Walled to rear leading to tiered garden.

Decked patio area

Double car port

Garage

### GARAGE

23' x 23' (7.01m x 7.01m)

Sliding door to side, light and power points.

### ESTIMATED ANNUAL RATES:

£1832 APPROX (AUG 2026)

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