Daniel Henry
ESTATE AGENTS

£220,000

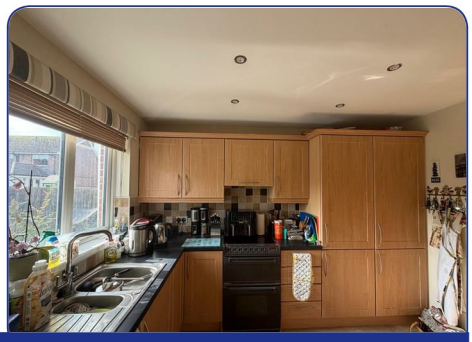


40 Pelham Road, L'derry, BT47 6FF

- SEMI-DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- TARMAC DRIVEWAY
- GARAGE
- CUL-DE-SAC LOCATION
- MATURE LAWNS TO FRONT AND REAR
- EPC RATING.







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ACCOMMODATION

HALL
Having laminated wooden floor, understair storage.

LOUNGE
18'1 x 12'4 (into bay) (5.51m x 3.76m (into bay))
Having ceiling cornicing, fireplace with multi-fuel stove, double doors to dining area.

KITCHEN/DINING
19'3 x 10'8 (5.87m x 3.25m)
Having eye and low level units, 1 1/2 bowl stainless steel sink sink with mixer taps, plumbed for washing machine and dishwasher, integrated fridge/freezer, wired for cooker, tiling between units, tiled floor, archway to Dining.

CONSERVATORY
13'8 x 11'2 (4.17m x 3.40m)
Having tiled floor

FIRST FLOOR

LANDING
Having hotpress

BEDROOM (1)
11'8 x 10'7 (3.56m x 3.23m)
Having laminated wooden floor, built in wardrobes

BEDROOM (2)
13'8 x 8'8 (4.17m x 2.64m)
Having laminated wooden floor, built in wardrobes with sliding doors

BEDROOM (3)
10'5 x 10'3 (to widest points) (3.18m x 3.12m (to widest points))
Having laminated wooden floor

BATHROOM
Comprising bath with shower attachment to taps, shower screen, WHB, WC, partly tiled walls.

EXTERIOR FEATURES
Neat lawns to front and rear stocked with mature plants, shrubs and trees.
Garage

GARAGE
Having roller door, light and power points, rear window and door.

ESTIMATED ANNUAL RATES:
£1160 APPROX (SEPT 2026)

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