Daniel Henry
ESTATE AGENTS

£210,000

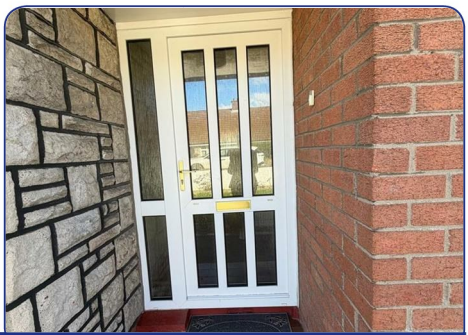


5 Conifer Avenue, L'derry, BT47 5QD

- SEMI-DETACHED BUNGALOW
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- LAWNS TO FRONT AND REAR
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION
- EARLY OCCUPATION
- EPC RATING - E







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ACCOMMODATION

£1038 APPROX (SEPTEMBER 2026)

HALL
Having wall light points.

LOUNGE
16'8 x 11'11 (5.08m x 3.63m)
Having ornamental fireplace with electric inset, ceiling cornicing, and centre rose.

KITCHEN
13'10 x 8'7 (4.22m x 2.62m)
Having range of eye of eye and low level units, hob, underoven, stainless steel extractor hood, glazed display cupboard, integrated fridge/freezer, integrated washer/dryer, tiling between units, tiled floor

BEDROOM (1)
13'5 x 8'11 (4.09m x 2.72m)

BEDROOM (2)
14'9 x 6'8 (to widest points) (4.50m x 2.03m (to widest points))
Having built in wardrobes

BEDROOM (3)
10'5 x 8'10 (3.18m x 2.69m)

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

REAR HALLWAY
Having boiler store off

EXTERIOR FEATURES
Neat lawn to front bordered by wall and pillars stocked with plants and scrubs.
Neat lawn to rear enclosed by fence and gate.
Shed to rear with light and power points.
Car Port to side

ESTIMATED ANNUAL RATES:

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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.

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