

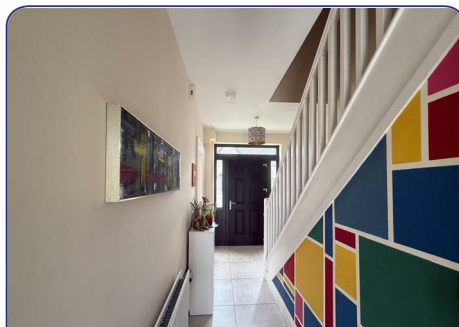
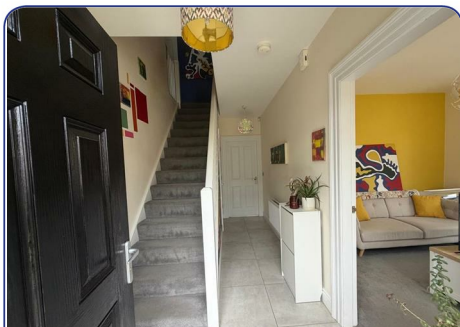
£310,000

FOR SALE



18 Cornmill Park, Cloghole Road, Derry, BT47 3FP

- DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND REAR DOORS
- LAWNS TO FRONT AND REAR
- SECURITY SYSTEM INSTALLED
- EPC RATING C



ACCOMMODATION

HALL

Having tiled floor

GUEST TOILET

Having WHB, WC and tiled floor.

LOUNGE

16'5x 10'8"(into bay to widest points) (5.00mx 3.25m(into bay to widest points))

Dual aspect, having ornamental fireplace, laminated wooden floors.

FAMILY ROOM

13'4 x 13' (into bay) (4.06m x 3.96m (into bay))

KITCHEN/DINING

17'8 x 13'11 (to widest points) (5.38m x 4.24m (to widest points))

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, integrated fridge/freezer and dishwasher, stainless steel extractor hood, french doors to rear, ample dining space, tiled floor, recessed lighting.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress

MASTER BEDROOM

13'11 x 13'3 (to widest points) (4.24m x 4.04m (to widest points))

EN-SUITE

Comprising fully tiled walk in shower, WHB, WC, tiled floor.

BEDROOM (2)

11'7 x 10 (3.53m x 3.05m)

BEDROOM (3)

11'7 x 10'8 (to widest points) (3.53m x 3.25m (to widest points))

BEDROOM (4)

9'2 x 7'2 (2.79m x 2.18m)

BATHROOM

Comprising bath with shower over, shower screen, WHB, WC, part tiled walls, tiled floor, recessed lighting

EXTERIOR FEATURES

Paved patio are to rear.

Driveway to side

Concrete area to rear.

Neat lawns to front and rear.

Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES:

£1649 approx (october 2026)

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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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