Daniel Henry
ESTATE AGENTS

£209,950



12a Cumber View, L'derry, BT47 4FG

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- TARMAC PARKING TO FRONT
- LAWN TO REAR
- EPC RATING B







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ACCOMMDATION

HALLWAY
Having half height feature panelled walls, tiled floor.

GUEST TOILET AND WHB
Having WC, WHB set in vanity unit, fully tiled walls, tiled floor.

LOUNGE
16' x 11' (to widest points) (4.88m x 3.35m (to widest points))
Having wood burning stove set on granite hearth, feature wood panelling, herringbone laminated wooden floor.

KITCHEN
16'7 x 11' (5.05m x 3.35m)
Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated fridge/freezer and dishwasher, hob, underoven, stainless steel extractor hood, tiled floor, recessed lighting, ample dining space, french doors to rear.

UTILTY ROOM
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, space for washing machine and tumble dyer, tiled floor

FIRST FLOOR

LANDING
Having hotpress

MASTER BEDROOM
13'9 x 10'6 (to widest points) (4.19m x 3.20m (to widest points))
Having herringbone laminated wooden floor.

EN-SUITE
Having fully tiled walk in shower, WHB set in vanity unit with mixer taps, WC fully tiled walls, chrome wall radiator, tiled floor.

BEDROOM (2)
11'3 x 9'10 (3.43m x 3.00m)
Having partly panelled feature wall, built in wardrobe, herringbone laminated wooden floor.

BEDROOM (3)
8'8 x 7' (2.64m x 2.13m)
Having built in wardrobe and herringbone laminated wooden floor.

BATHROOM
Having bath, walk in shower, WHB set in vanity unit, WC, part tiled walls and tiled floor.

EXTERIOR FEATURES
Tarmac parking to front
Lawn to rear enclosed by fence and gate
Paved patio area to rear
Shed to rear

ESTIMATED ANNUAL RATES:
£1099 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.