Daniel Henry
ESTATE AGENTS

£255,000

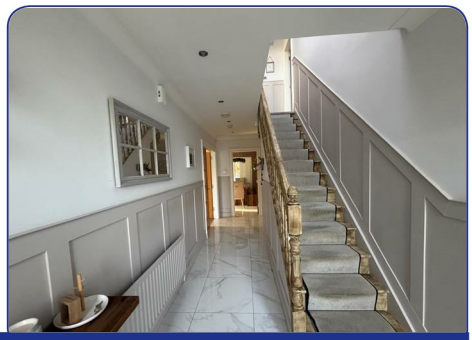


33 Church Brae, L'derry, BT47 3QG

- DETACHED CHALET BUNGALOW
- PVD DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- OIL FIRED CENTRAL HEATING
- COMPOSITE FRONT DOOR
- TARMAC DRIVEWAY
- EPC RATING







ACCOMMODATION

HALL
Having tiled floor, ceiling cornicing, hotpress, recessed lighting, 1/2 panelled walls, double doors to lounge

GUEST TOILET AND WHB
part panelled walls, recessed lighting, tiled walls.

LOUNGE
23'9 x 12'3 (7.24m x 3.73m)
Having attractive fireplace, recessed lighting, feature wall panelling, herringbone laminated floor, ceiling cornicing.

KITCHEN/DINING/FAMILY ROOM
29'7 x 12'9 (to widest points) (9.02m x 3.89m (to widest points))
Having range of eye and low level units, hob, double oven, integrated microwave, extractor hood, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated dishwasher, space for fridge/freezer, tiling between units, tiled floor, ample dining space with patio doors to rear.

Family area- Having multi-fuel stove, ceiling cornicing, recessed lighting.

UTILITY ROOM
Plumbed for a washing machine, space for a tumble dryer, tiled floor.

BEDROOM (4)
13'4 x 9'7 (to widest points) (4.06m x 2.92m (to widest points))

BATHROOM
Comprising corner bath, shower, WHB, WC, fully tiled walls and floor, recessed lighting.

FIRST FLOOR

LANDING
Having feature panelled walls, recessed lighting.

SHOWER ROOM
Fully tiled walk in shower, WHB, WC, tiled floor.

MASTER BEDROOM
16'2 x 9'7 (to widest points) (4.93m x 2.92m (to widest points))
Having feature panelled wall, built in wardrobes, recessed lighting, laminated wooden floor.

EN-SUITE
Comprising fully tiled walk in shower, WHB, WC, part wall tiling, tiled floor, recessed lighting, chrome radiator.

BEDROOM (2)
12'2 x 12'2 (to widest points) (3.71m x 3.71m (to widest points))
Having laminated wooden floor and recessed lighting.

BEDROOM (3)
12'2 x 7'5 (3.71m x 2.26m)
Having laminated wooden floor, recessed lighting.

EXTERIOR FEATURES
Paved patio area with pergola over.
Neat lawn to rear enclosed by fence and gates.
Shed

ESTIMATED ANNUAL RATES:
£1527 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.