Daniel Henry
ESTATE AGENTS

£349,950



24 Brookmount, L'Derry, BT47 5AD

- DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- TARMAC DRIVEWAY TO SIDE
- LAWN TO SIDE
- PAVED PATHS TO FRONT SIDE AND REAR
- 7.2kw OF SOLAR PV AND BATTERY STORAGE
- EPC RATING B







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ACCOMMODATION

HALL
Having tiled floor, ceiling cornicing, feature wall panelling, understair storage

GUEST TOILET
Having WHB, WC, tiled floor.

LOUNGE
17'10 x 15'5 (5.44m x 4.70m)
Having multi-fuel stove, ceiling cornicing, laminated wooden floor, feature bay window and storage.

KITCHEN
15'11 x 15'5 (4.85m x 4.70m)
Having range of eye and low level units, 1 1/2 bowl sink unit, integrated dishwasher and bins, 'Flavel' cooking centre, black extractor hood, space for fridge freezer, centre island with breakfast bar and storage under, recessed lighting, tiled floor, PVC exterior door.

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

FIRST FLOOR

LANDING
Having laminated wooden floor, two storage cupboards.

MASTER BEDROOM
10'6 x 9'1 (3.20m x 2.77m)
Having laminated wooden floor.

EN-SUITE
Comprising fully tiled walk in shower, WHB set in vanity unit, WC, laminated wooden floor, black radiator.

BEDROOM (2)
11'11 x 9'9 (3.63m x 2.97m)
Ceiling cornicing, laminated wooden floor.

BEDROOM (3)
8'1 x 8'1 (2.46m x 2.46m)
Having laminated wooden floor.

BEDROOM (4)
8'8 x 6'6 (2.64m x 1.98m)
Presently a dressing room, laminated wooden floor.

BATHROOM
Comprising free standing bath, WHB set in vanity unit, WC, shower, feature panelling, ceiling cornicing, laminated wooden floor, gold wall radiator.

EXTERIOR FEATURES
Neat lawns to front bordered by wall.
Side lawn.
Feature paving to front, side and rear.
Enclosed to rear by fence and gate.
Paved patio area.
Concrete path to side.
Tarmac parking to side.

ESTIMATED ANNUAL RATES:
£1344 APPROX (NOVEMBER 2026)

EPC RATING B

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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.
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