Daniel Henry
ESTATE AGENTS

£195,000



13 Duncastle Park, L'Derry, BT47 2TL

- SEMI-DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT AND SIDE
- CUL-DE-SAC LOCATION
- GARAGE
- EPC -







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ACCOMMODATION

VESTIBULE
Having tiled floor, recessed lighting.

HALL
Having semi-solid wooden floor, ceiling cornicing, hotpress

LOUNGE
15' x 13'8 (4.57m x 4.17m)
Having fireplace, semi-solid wooden floor, ceiling cornicing.

KITCHEN
13'7 x 11' (4.14m x 3.35m)
Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for a washing machine, plumbed for dishwasher, space for fridge/freezer, stainless steel extractor hood, tiling between units, tiled floor.

BEDROOM (1)
11'8 x 10'11 (3.56m x 3.33m)

BEDROOM (2)
11'9 x 10'6 (3.58m x 3.20m)
Having ceiling cornicing

BEDROOM (3)
10'6 x 7'7 (3.20m x 2.31m)
Having ceiling cornicing

SHOWER ROOM
Comprising walk in electric shower, WHB set in vanity unit, WC.

EXTERIOR FEATURES
Neat lawns to front.
Paved patio area to rear.
Concrete yard.

GARAGE
Having roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES
£1038 APPROX (NOVEMBER 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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