Daniel Henry
ESTATE AGENTS

£349,950

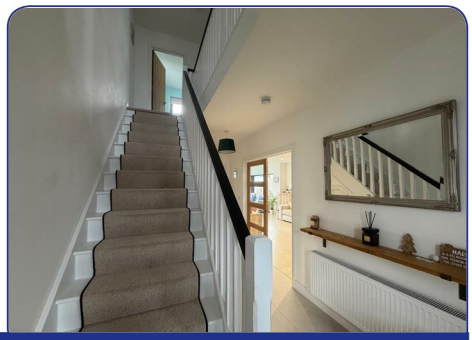


26 Cumber View, L'derry, BT47 4FG

- DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- LAWNS TO FRONT AND REAR
- TARMAC DRVEWAY
- VIEWS OF OPEN COUNTRYSIDE
- HIGH ENERGY RATING-B







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ACCOMMODATION

HALL
Having tiled floor, understair storage, double doors to kitchen.

GUEST TOILET AND WHB
Having tiled floor.

LOUNGE
20'2 x 11'3 (6.15m x 3.43m)
Having dual aspect, laminated wooden floor, media wall with electric fire, TV space and shelving.

KITCHEN/DINING/SUN ROOM
38'5 x 13'1 (11.71m x 3.99m)
Having range of eye and low level modern units, double oven, space for fridge/freezer, integrated dishwasher and bins, centre island with Quartz worktop, hob, with extractor fan over, breakfast bar, storage, ample Dining space.
Sun room having French doors to rear, tiled floor, recessed lighting.

UTILITY ROOM
8'2 x 7'6 (2.49m x 2.29m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, additional storage, tiled floor.

FIRST FLOOR

LANDING
Having window and hotpress

MASTER BEDROOM
13'9 x 13'6 (to widest points) (4.19m x 4.11m (to widest points))
Dual aspect, laminated wooden floor, walk in Dressing room.

EN-SUITE
Comprising fully tiled walk in shower, WHB set in vanity unit, WC, tiled floor, recessed lighting.

BEDROOM (2)
12'9 x 9'5 (3.89m x 2.87m)
Having laminated wooden floor

BEDROOM (3)
11'7 x 10'10 (3.53m x 3.30m)
Having laminated wooden floor, built in wardrobes.

BEDROOM (4)
8'11 x 8'3 (2.72m x 2.51m)
Dual aspect, laminated wooden floor.

BATHROOM
Comprising free bath standing bath, tiled walk in shower, WHB set in vanity unit, WC, tiled floor, chrome wall radiator, recessed lighting.

EXTERIOR FEATURES
Paved patio area leading to neat lawn to the rear.
Enclosed to rear by fence and gate.
Lawn to front.
Driveway to side.

ESTIMATED ANNUAL RATES:
£1893 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.