

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

£195,000



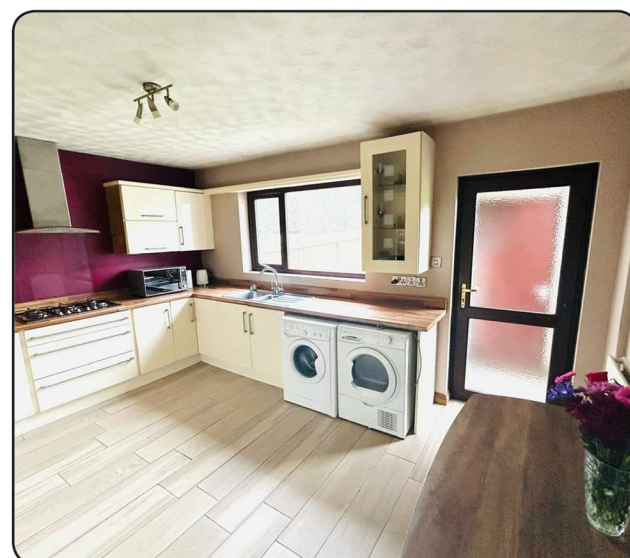
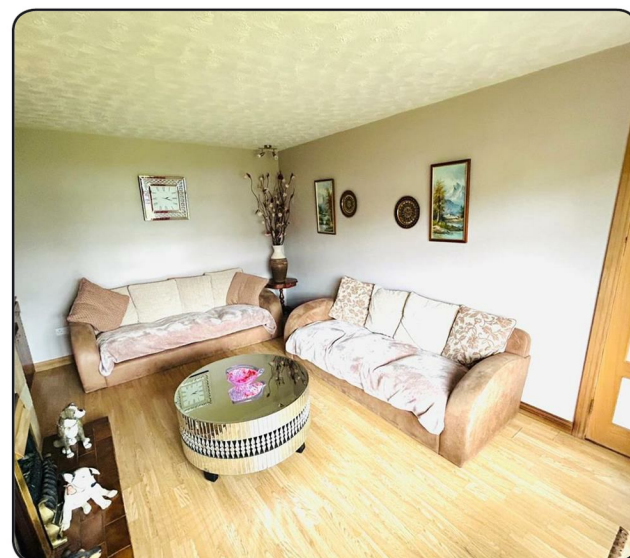
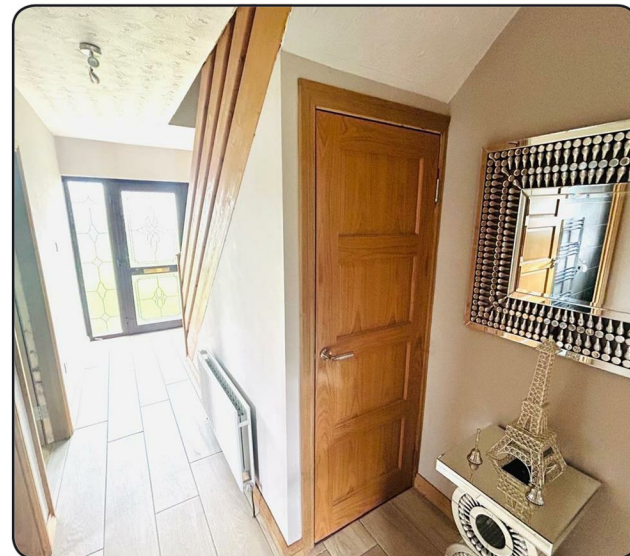
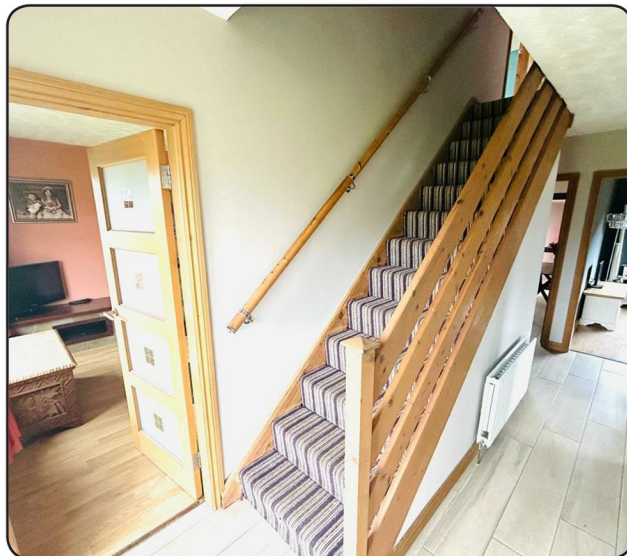
74 Dellwood, Eglinton, BT47 3XF

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERNAL DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC RATING -

re	Energy rating	Current	Poten
	A		
1	B		
0	C		
8	D	58 D	64
4	E		
8	F		
	G		

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ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

16'3" x 11'9" (4.95m x 3.58m)

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

14'11" x 10' (4.55m x 3.05m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, 5 ring gas hob, double electric oven, stainless steel extractor hood, plumbed for washing machine, space for tumble dryer, integrated fridge / freezer, tiled floor.

BEDROOM 1

11'9" x 11'5" (3.58m x 3.48m)

Having laminated wooden floor.

BEDROOM 2

9'8" x 8'5" (2.95m x 2.57m)

Having laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 3

12'10" x 11'9" (3.91m x 3.58m)

Having built in wardrobes, laminated wooden floor, attic storage.

BEDROOM 4

12'11" x 11'7" (3.94m x 3.53m)

Having built in wardrobes, laminated wooden floor and attic storage.

EXTERIOR FEATURES

Neat lawns to front and rear.

Driveway to side.

Shed.

Burner Store.

ESTIMATED ANNUAL RATES

£111.20 (MARCH 2025)

