

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£275,000

**FOR SALE**



**21 Drumcraig Road, L'Derry, BT47 2SE**

- DETACHED BUNGALOW
- 4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- EXTENSIVE LAWNS TO FRONT & REAR
- ANNEX WITH SEPARATE ACCESS
- DETACHED GARAGE WITH CAR PORT.

**VIEWING STRICTLY BY APPOINTMENT ONLY**

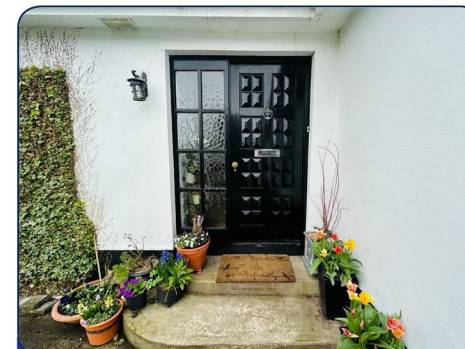
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**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard, tiled floor, glazed door to Lounge.

**LOUNGE**

18'7" x 15'2" into bay (5.66m x 4.62m into bay)

Having attractive fireplace, ceiling cornicing, wall light points.

**DINING / FAMILY ROOM**

11'9" x 10'1" (3.58m x 3.07m)

Having ceiling cornicing and laminated wooden floor.

**KITCHEN**

11'9" x 11'1" (3.58m x 3.38m)

Having range of eye and low level units, tiling between units, double bowl sink unit with mixer taps, hob, electric underoven, corner extractor canopy, space for fridge.

**UTILITY ROOM**

7'5" x 6'5" (2.26m x 1.96m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, cloaks cupboard plumbed for toilet.

**BEDROOM 1**

14' x 10'1" (4.27m x 3.07m )

Having double built in wardrobe.

**BEDROOM 2**

12'4" x 9'1" (3.76m x 2.77m)

Having double built in wardrobe.

**BEDROOM 3**

10'1" x 9'9" (3.07m x 2.97m)

**BATHROOM**

Comprising bath with shower attachment to taps, whb and wc, fully tiled walk in shower, hotpress, 1/2 tiled walls, tiled floor.

**LOUNGE**

12'5" x 10'9" (3.78m x 3.28m)

Having ceiling cornicing.

**BEDROOM 4**

10'1" x 10'1" (3.07m x 3.07m)

Having double built in wardrobe, laminated wooden floor.

**KITCHEN AREA**

12'5" x 9'1" (3.78m x 2.77m)

Having low level units, sink unit.

**SHOWER ROOM**

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

**EXTERIOR FEATURES**

Neat lawns to front stocked with abundance of plants, trees and shrubs.

Raised lawn to rear.

Car port.

Greenhouse.

Potting shed.

Gazebo.

**DETACHED GARAGE**

Up and over door.

Light and power points.

Tap.

**ESTIMATED ANNUAL RATES**

