

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



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com

Daniel Henry
ESTATE AGENTS

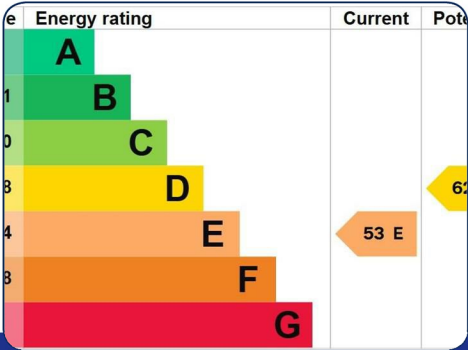
£275,000

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.



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



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 wth 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

