

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@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.

Daniel
Henry
ESTATE AGENTS

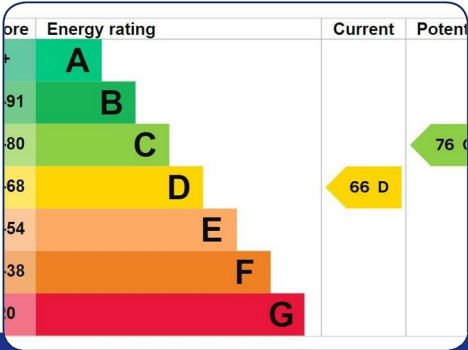
£700,000

FOR SALE



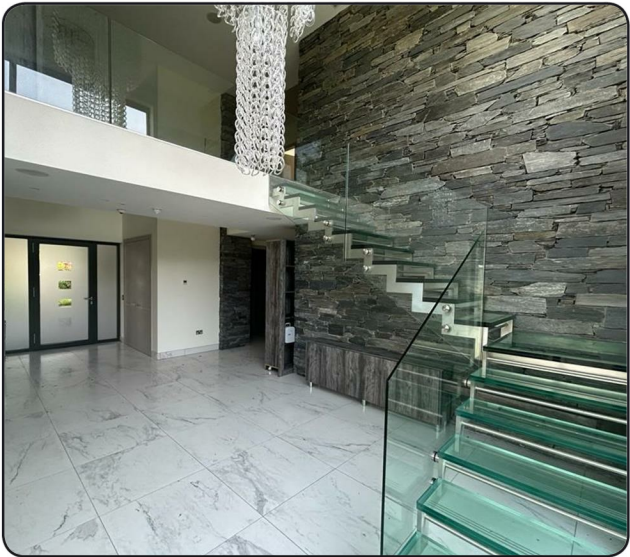
81 Gleneagles, Derry, BT48 7TE

- DETACHED HOUSE ON LARGE PLOT
- APPROX 7300 SQ FT
- GAS FIRED CENTRAL HEATING
- ALUMINIUM DOUBLE GLAZED WINDOWS
- PAVED DRIVEWAY
- DOUBLE WIDTH GARAGE
- SECURITY SYSTEM INSTALLED
- REMOTE CONTROL BLINDS
- EXTENSIVE GARDENS TO SIDE AND REAR
- EPC RATING - D



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539

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



ACCOMMODATION

ENTRANCE HALL

Having ornamental fireplace, cloaks cupboard, high ceiling with windows, feature stone wall with open glazed staircase, tiled floor, door to lawn.

LOUNGE

20'5" x 20'4" (6.22m x 6.20m)

Having ornamental fireplace, dual aspect, doors to decked patio area, tiled floor, open plan to Hall.

RECEPTION 2

25'5" x 18'8" (7.75m x 5.69m)

Having drop ceiling, recessed lighting, glazed wall to hallway, door leading to rear, tiled floor.

HALLWAY TO INTEGRAL GARAGE

Having tiled floor. Store off plumbed for washing machine and tiled floor.

WET ROOM

Comprising shower, whb set in vanity unit, wc, fully tiled walls and floor.

KITCHEN / LIVING AREA

38'8" x 20' (11.79m x 6.10m)

Having range of units, centre island with lighting over, sink unit set in 'Quartz' worktop, integrated hob, double oven, fridge / freezer and dishwasher, tiled floor. Living area having ornamental fire, doors to decked patio area and lawns.

UTILITY ROOM

11'7" x 7'4" (3.53m x 2.24m)

Having range of eye and low level units, plumbing for washing machine, space for tumble dryer, tiled floor, door leading to rear.

REAR HALLWAY

Second staircase to Gallery landing and Master Bedroom. Tiled floor.

CLOAK ROOM

Having toilet and whb set in vanity unit, tiled floor.

RECEPTION/GAMES ROOM/ BEDROOM 5

19'7" x 15'4" (5.97m x 4.67m)

Having recessed lighting and tiled floor.

RECEPTION/BEDROOM 6/OFFICE

19'5" x 12'11" (5.92m x 3.94m)

Having ornamental fire, dual aspect, recessed lighting, doors to lawn, tiled floor.

STAIRCASE TO FIRST FLOOR

Leading to Master Bedroom.

GALLERY LANDING

Overlooking Kitchen/Living, tiled floor.

MASTER BEDROOM

19'7" x 16'2" (5.97m x 4.93m)

Having tiled floor, dual aspect, window over looking garden walk in 'His' and 'Hers' dressing rooms with cupboards and shelving.

EN-SUITE BATHROOM

Comprising bath, 'His' and 'Hers' wash hand basins, shower with glazed side panel, recessed lighting, fully tiled walls and floor.

GLAZED STAIRCASE TO FIRST FLOOR

GALLERY LANDING

Overlooking Entrance Hall, door to Balcony, two walk in airing cupboards, single storage cupboard, lighting, tiled floor.

BEDROOM 2

17' x 12'9" (5.18m x 3.89m)

Having built in wardrobes with sliding mirrored doors.

EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc. spot lights, 1/2 tiled walls, tiled floor.

BEDROOM 3

16'11" x 12'11" (5.16m x 3.94m)

Having built in wardrobes with sliding doors, window over looking garden, door leading to balcony, tiled floor.

EN-SUITE WET ROOM

Comprising free standing bath, whb vanity unit, wc, shower area with glazed side panel, recessed lighting, fully tiled walls and floor.

BEDROOM 4

15'8" x 14 (4.78m x 4.27m)

Having wall to wall built in wardrobes with sliding mirrored doors, window over looking gardens, tiled floor.

EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

INTEGRAL DOUBLE GARAGE

24'11" x 20'5" (7.59m x 6.22m)

Having electric roller doors, window, light and power points, spot lights.

EXTERIOR FEATURES

Paved driveway.

Gardens to front, side and rear stocked with abundance of mature plants, trees and shrubs.

Bordered by wall, fence and gates.

Plant Room for heating system electric etc.

ESTIMATED ANNUAL RATES

£4444.80 (MARCH 2025)

*** SOLD AS SEEN ***

