

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

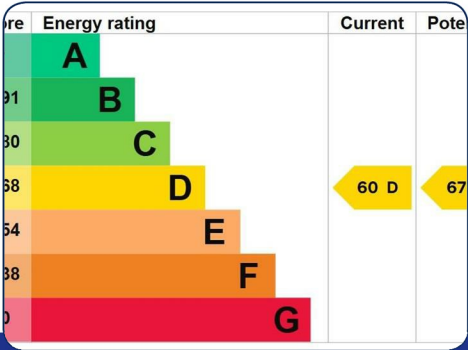
£385,000

FOR SALE

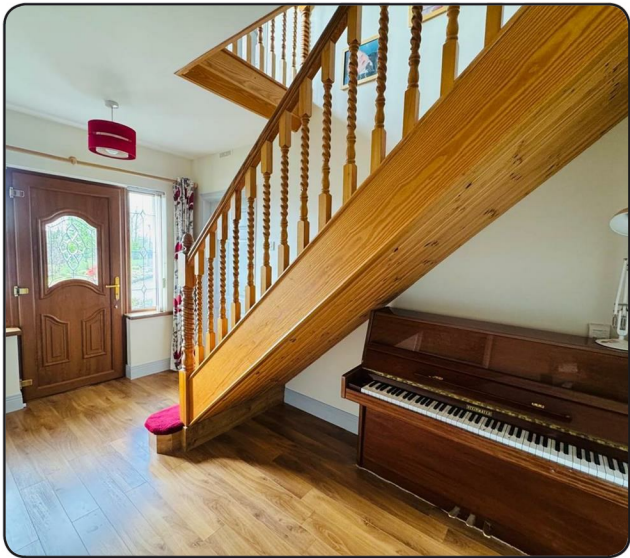
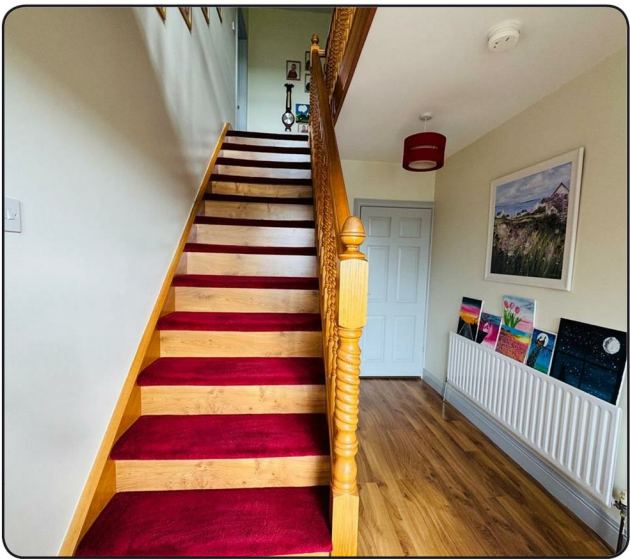
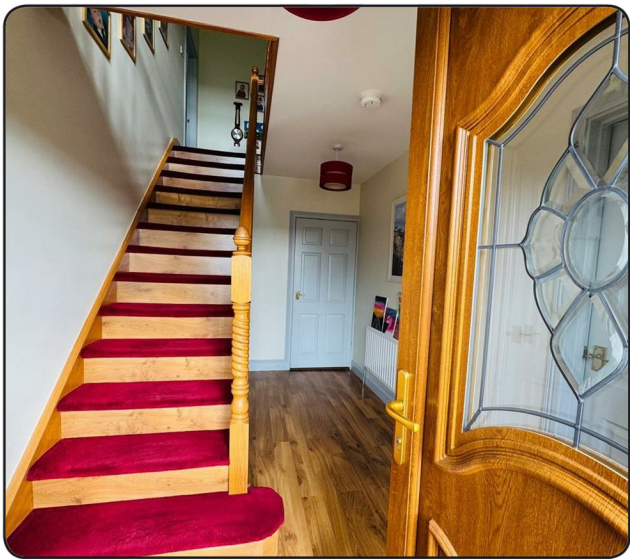


37 Taboe Road, Donemana, BT82 0NE

- DETACHED COUNTRY HOUSE WITH YARD AND OUTBUILDINGS
- 4 BEDROOMS/3 RECEPTION ROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS & EXTERNAL DOORS
- GENEROUS LAWN TO REAR
- YARD TO REAR WITH SHEDS
- EXCELLENT VIEWS OVER OPEN COUNTRYSIDE



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ACCOMMODATION

HALLWAY

Having laminated wooden floor and Oak staricase leading to first floor.

LOUNGE

18'11" x 14'4" (5.78 x 4.39)

Having multi fuel stove set in brick surround with tiled hearth, dual aspect.

FAMILY ROOM

15'11" x 13'5" (4.87 x 4.09)

Having fireplace with multi fuel stove.

KITCHEN / DINING AREA

24'2" x 12'0" (7.38 x 3.67)

Having excellent range of eye and low level units, sink unit set in granite worktop, 'Stanley oil range cooker with feature overmantle, integrated dishwasher, space for American style fridge / freezer, recessed lighting, Karndean vinyl flooring, dining space.

BATHROOM

Comprising bath, whb and wc, recessed lighting, cladding to walls, laminate tiled floor.

STUDY

11'1" x 10'9" (3.38 x 3.28)

FIRST FLOOR

LANDING

Having walk in hotpress, storage cupboard, access to roofspace.

MASTER BEDROOM

15'10" x 11'11" into wardrobes (4.83m x 3.63m into wardrobes)

Having wall to wall built in wardrobes, laminated wooden floor.

EN-SUITE

Comprising walk in shower, whb and wc, wall mounted mirror with LED light, PVC cladding to walls.

BEDROOM 2

16'0" x 13'5" wp (4.88m x 4.09m wp)

Having built in wardrobes, desk and shelving.

BEDROOM 3

14'5" x 9'3" (4.4 x 2.84)

Having built in wardrobes, desk and shelving. Laminated wooden floor.

BEDROOM 4

14'4" x 9'2" (4.39 x 2.8)

Having built in wardrobe.

BATHROOM

Comprising bath with mixer taps, whb set in vanity unit, wc, walk in double width shower, recessed lighting, PVC cladding to walls, laminated floor.

ENCLOSED CAR PORT

24'11" x 23'7" (7.6 x 7.21)

Having concrete floor, 2 electric roller doors, sink, plumbed for washing machine and dishwasher, PVC cladding to ceiling with lights, power points. Staircase leading to first floor 18'9" x 17'9" with window, light and power points.

EXTERIOR FEATURES

Driveways to front and rear.

Garden to rear with vehicular access to Taboe Road.

Extensive yard with various sheds to include workshop and garage with inspection pit.

Outside light and tap.

WORKSHOP

60" x 30' (18.29m x 9.14m)

Having concrete floor, electric roller door, light and power points.

ESTIMATED ANNUAL RATES

£1833.48 (APRIL 2025)

