

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

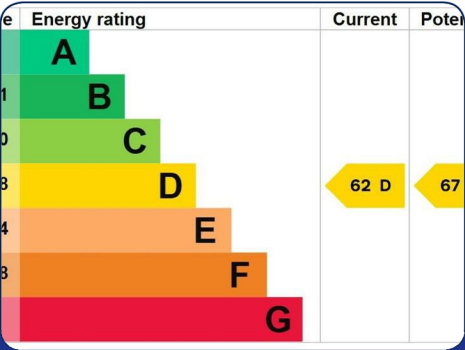
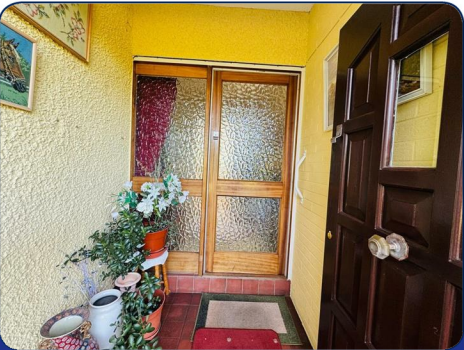
£250,000

FOR SALE

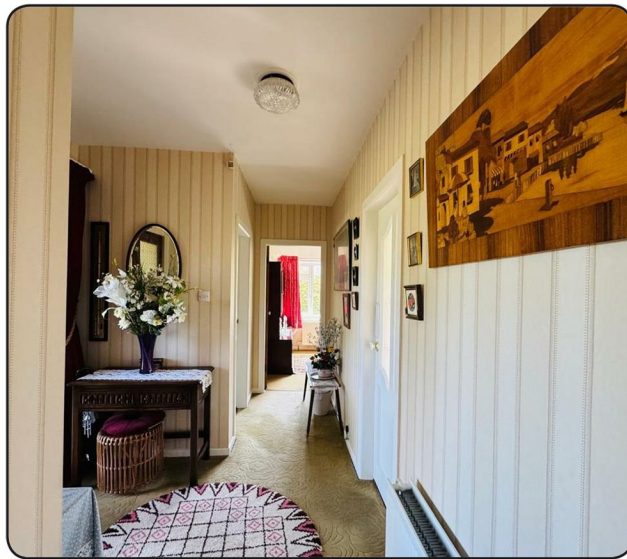


2 Cloghole Road, L'Derry, BT47 3JW

- DETACHED BUNGALOW
- 3 BEDROOMS/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- EXTENSIVE LAWNS TO FRONT, SIDE AND REAR
- GARAGE
- TARMAC DRIVEWAY
- EPC RATING -



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



ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having hotpress, cloaks cupboard with storage over, hotpress.

LOUNGE

21' x 14'8" (6.40m x 4.47m)

Having corner windows, tiled fireplace, ceiling cornicing and centre rose.

DINING ROOM

13'8" x 9'5" (4.17m x 2.87m)

Having wall light points, glazed door to Hallway.

KITCHEN

10'10" x 9'8" (3.30m x 2.95m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, over, extractor hood, integrated fridge/freezer, larder.

BEDROOM 1

11'6" x 9'2" (3.51m x 2.79m)

Having double built in wardrobes with storage over.

BEDROOM 2

11'6" x 9'3" (3.51m x 2.82m)

Having double built in wardrobes.

BEDROOM 3

11'5" x 9'2" (3.48m x 2.79m)

BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, remaining walls partly tiled walls, tiled floor.

GARAGE

16'9" x 9'11" (5.11m x 3.02m)

Having electric roller door, light and power points, side window.

EXTERIOR FEATURES

Utility/Store - Having sink unit, wc, plumbed for washing machine.

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

Beautifully manicured lawns to side and rear stocked with abundance of flowering plants, fruit trees and mature shrubs. Raspberry bushes, gooseberry bushes and apple trees.

Paved patio area.

Pillars with double entrance gates.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1749.45 (MAY 2025)

