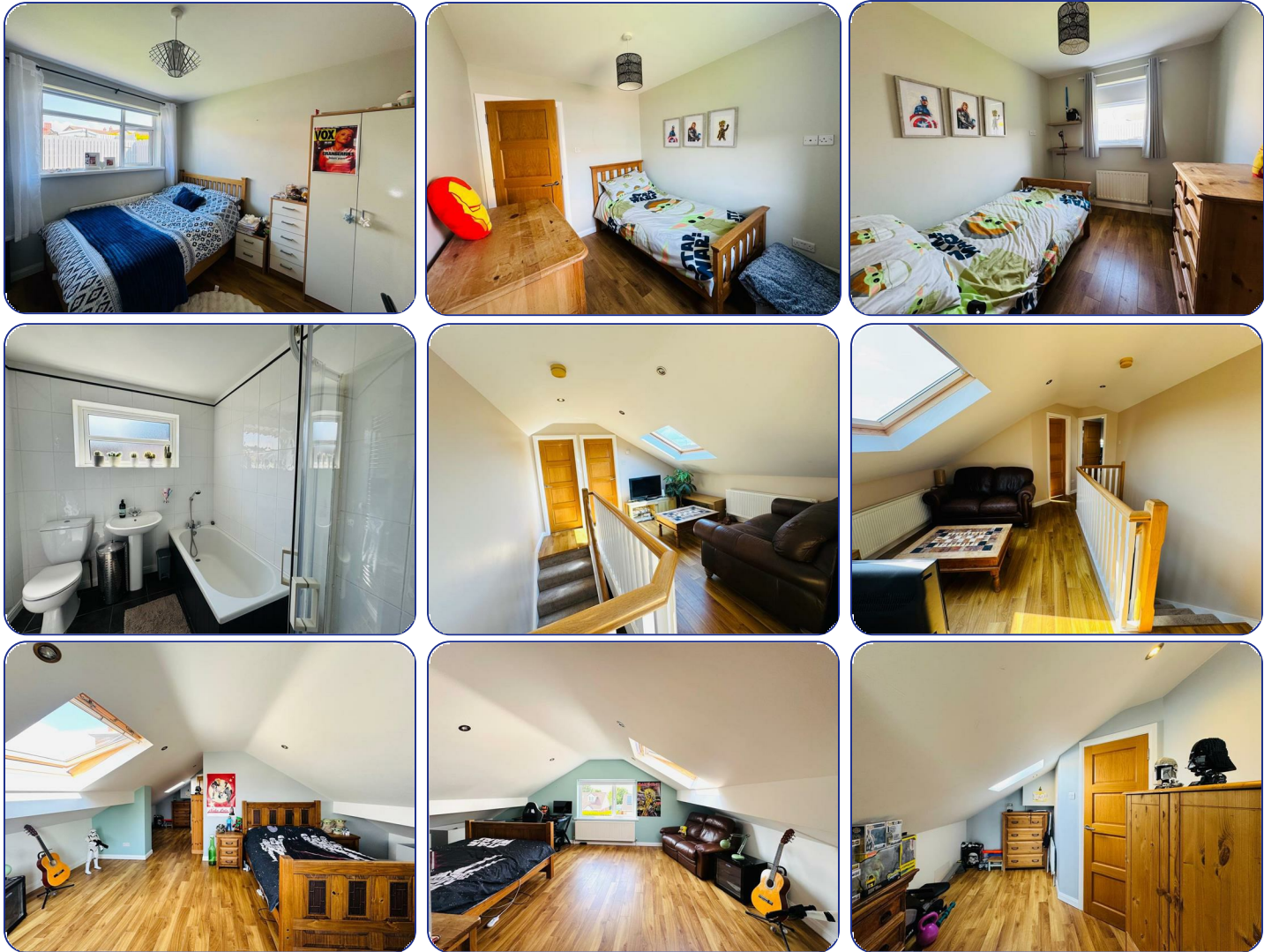


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.



£295,000

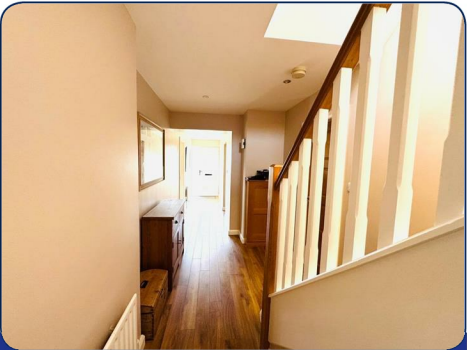


52 Abbeydale, L'Derry, BT47 6YY

- DETACHED CHALET BUNGALOW
- 6 BEDROOMS/3 BATHROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & garage)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -

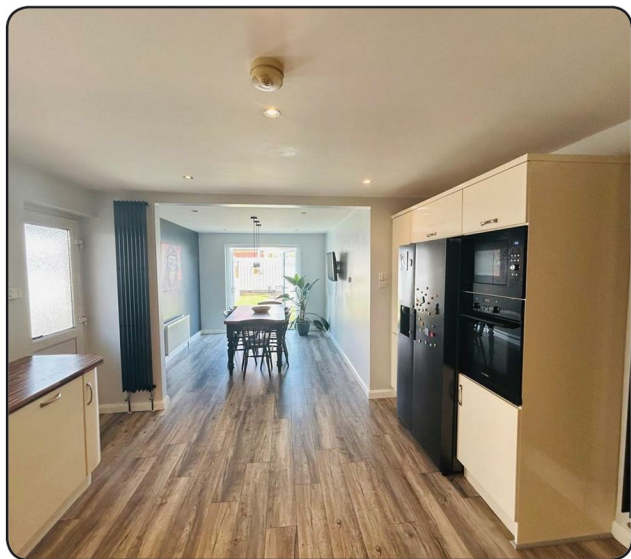
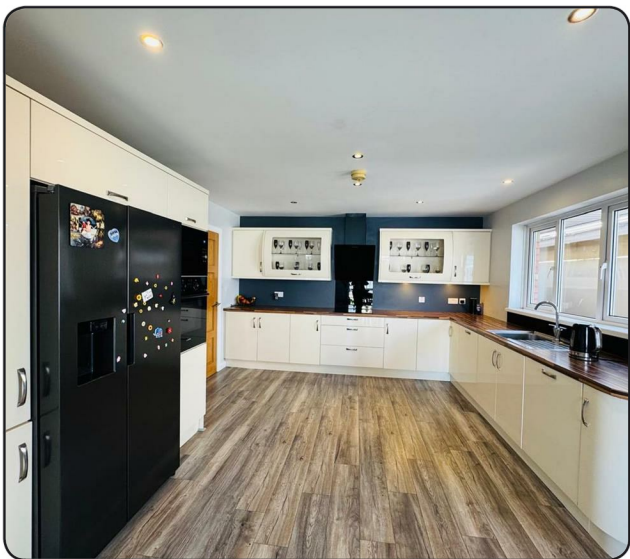
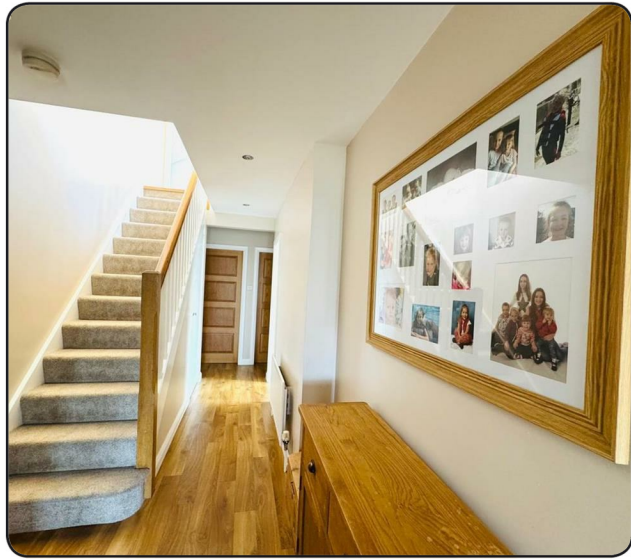
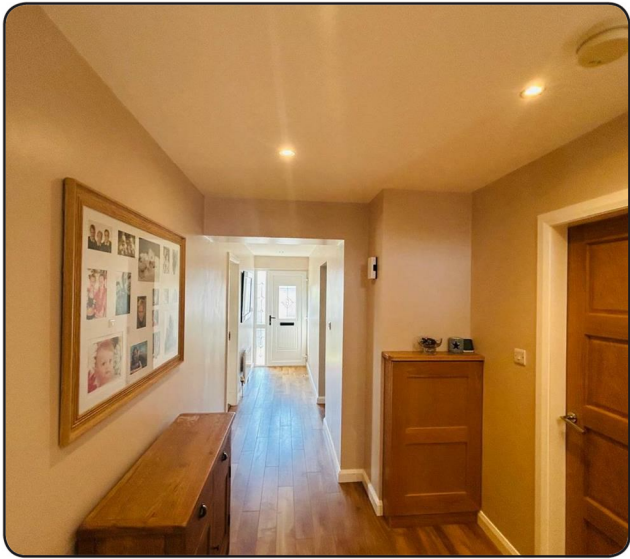


e	Energy rating	Current	Pote
	A		
1	B		
0	C		
3	D	63 D	66
4	E		
8	F		
	G		



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ACCOMMODATION

HALLWAY

Having understairs storage, airing cupboard, recessed lighting, laminated wooden floor.

LOUNGE

14'10" x 14'6" wp (4.52m x 4.42m wp)

Having magnificent fireplace with granite hearth, laminated wooden floor.

KITCHEN / DINING AREA

28' x 12'7" wp (8.53m x 3.84m wp)

Having excellent range of eye and low level units, glazed display cupboards, single drainer stainless steel sink unit with mixer taps, hob, oven, black extractor hood, integrated microwave and dishwasher, recessed lighting, black wall radiator, ample dining space with French doors to rear lawn and patio area.

MASTER BEDROOM

12'6" x 11'9" (3.81m x 3.58m)

Having laminated wooden floor.

EN-SUITE

Comprising tiled walk in shower, whb with mixer taps, wc, tiled floor.

BEDROOM 2/FAMILY ROOM

11'3" x 9'2" wp (3.43m x 2.79m wp)

Having laminated wooden floor.

BEDROOM 3

9'9" x 7'10" (2.97m x 2.39m)

Having laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in electric shower, whb and wc, chrome radiator, fully tiled walls and floor.

FIRST FLOOR

SPACIOUS LANDING

Having sitting area, recessed lighting and laminated wooden floor.

BEDROOM 4

23'3" x 13'5" wp (7.09m x 4.09m wp)

Having recessed lighting and laminated wooden floor.

BEDROOM 5

9'10" x 9'2" (3.00m x 2.79m)

Having laminated wooden floor, storage off.

BEDROOM 6

9'10"x 8'10" wp (3.00mx 2.69m wp)

Having laminated wooden floor.

SHOWER ROOM

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

EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear with raised patio area. Enclosed by fence and gate.

Covered storage and drying area.

Shed.

Tarmac driveway.

GARAGE

20'5" x 9' (6.22m x 2.74m)

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

ESTIMATED ANNUAL RATES

£1924.00 (MAY 2025)

