

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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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

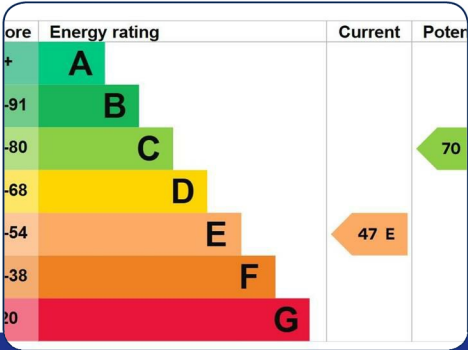
£350,000

**FOR SALE**



**62 Bayswater, L'Derry, BT47 6JL**

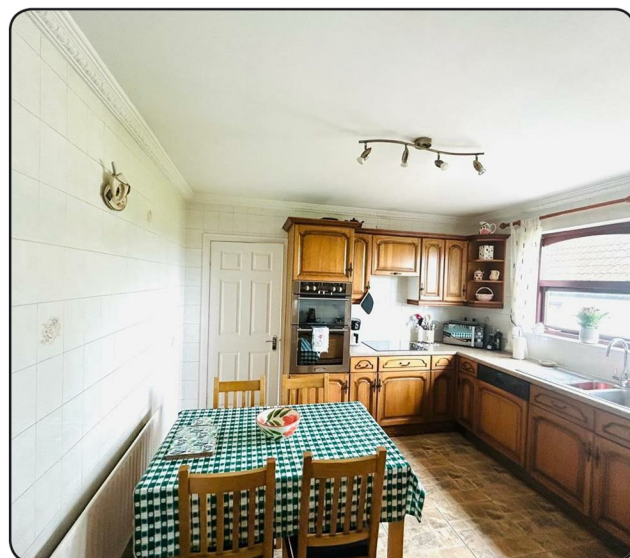
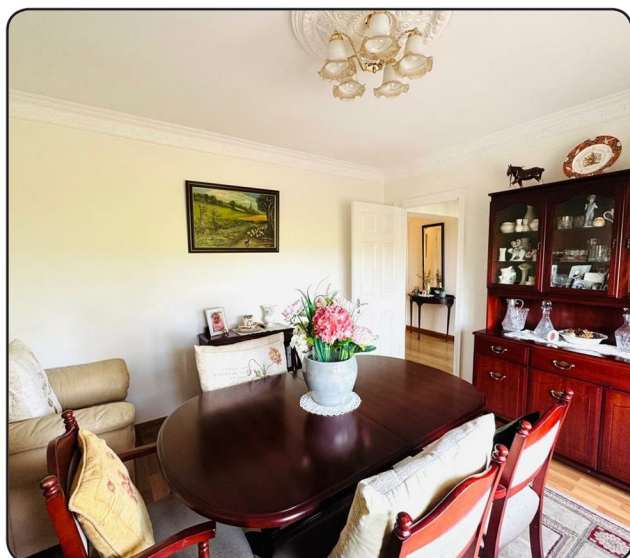
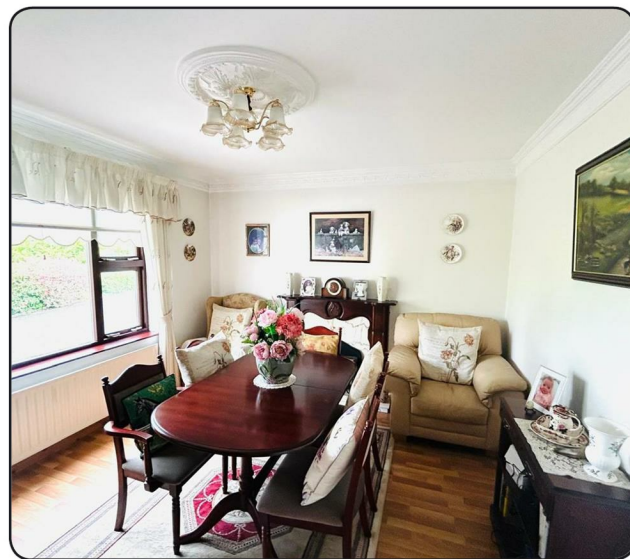
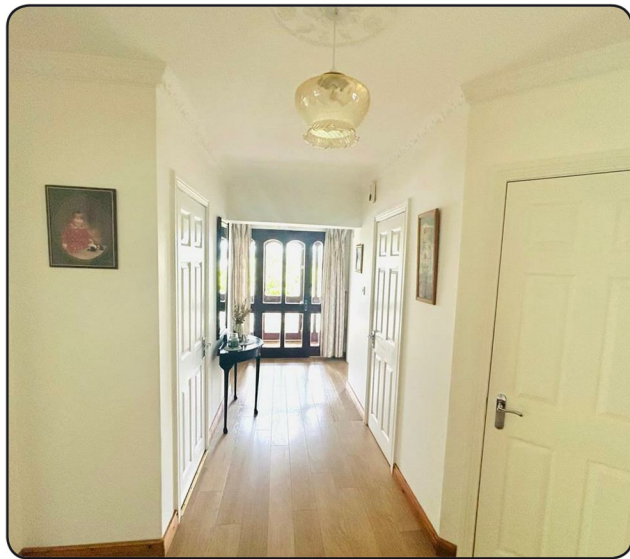
- DETACHED BUNGALOW
- 2 RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- EXTENSIVE LAWNS
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having cloaks cupboard, hotpress, store, ceiling cornicing and laminated wooden floor.

### LOUNGE

17'9" x 11'8" wp (5.41m x 3.56m wp)

Having attractive fireplace, corner window, wall light points, ceiling cornicing and centre rose, laminated wooden floor.

### DINING ROOM/BEDROOM 4

12'4" x 11'4" (3.76m x 3.45m)

Having attractive fireplace, ceiling cornicing and centre rose, laminated wooden floor.

### KITCHEN

11'10" x 11'4" (3.61m x 3.45m)

Having eye and low level units, glazed display cupboards, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, extractor hood, integrated dishwasher, dining space, tiled walls and floor.

### UTILITY ROOM

11'4" x 5'9" (3.45m x 1.75m)

Having single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, tiled walls and floor.

### MASTER BEDROOM

14'8" x 9'9" (4.47m x 2.97m)

Having ceiling cornicing and centre rose, laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls, tiled floor.

### BEDROOM 2

11'8" x 11' (3.56m x 3.35m)

Having ceiling cornicing and centre rose, laminated wooden floor.

### BEDROOM 3

11'1" x 9'9" (3.38m x 2.97m)

Having ceiling cornicing and centre rose, laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb set in vanity unit, wc, recessed lighting, fully tiled walls and floor.

### EXTERIOR FEATURES

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

### GARAGE

19'7" x 10' (5.97m x 3.05m)

Having up and over door, light and power points, side window and door.

### ESTIMATED ANNUAL RATES

£2274.29 (JUNE 2025)

