

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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
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Daniel
Henry
ESTATE AGENTS

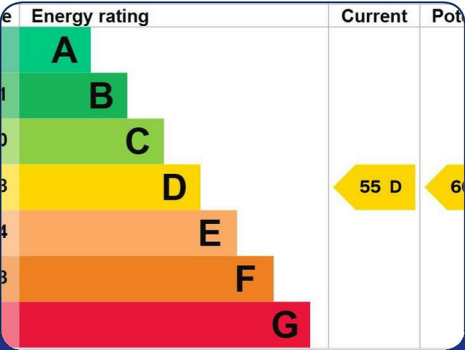
£325,000

FOR SALE

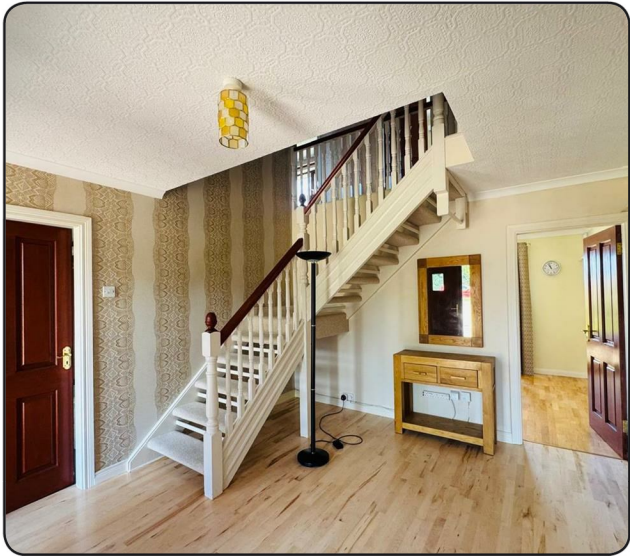
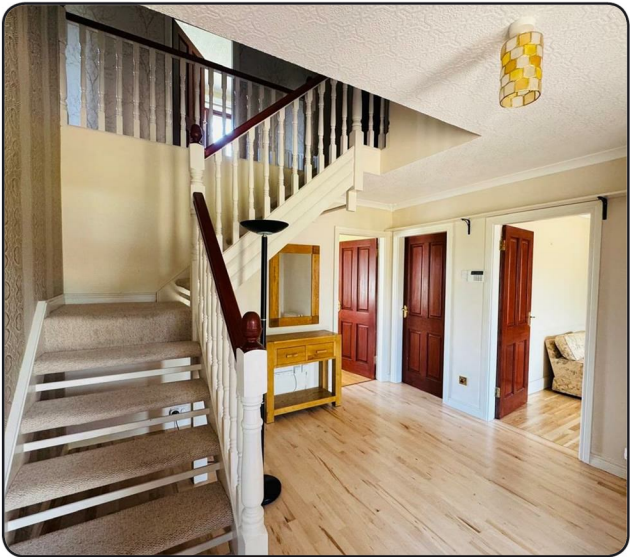
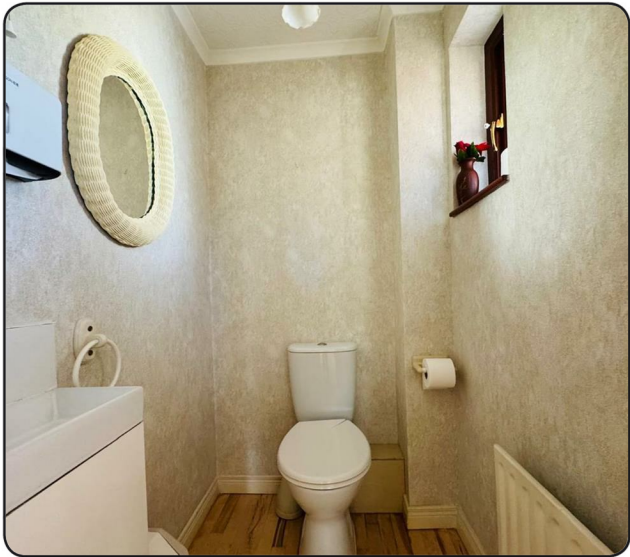


10 Coolafinny Road, Eglinton, BT47 3PG

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- MAHOGANY DOUBLE GLAZED WINDOWS
- PAVED DRIVEWAY
- MATURE LAWNS FRONT AND REAR
- GARAGE
- WALKING DISTANCE TO VILLAGE



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HALLWAY
Having ceiling cornicing, semi solid wooden floor

GUEST WHB AND WC
Having WHB set in vanity unit, wc, semi solid wooden floor.

LOUNGE
22' x 11'4 (6.71m x 3.45m)
Having attractive fireplace, dual aspect, double doors to dining.

DINING ROOM
11'8 x 9'11 (3.56m x 3.02m)
Having semi solid wooden floor, ceiling cornicing, French doors to rear.

FAMILY ROOM
12'9 x 10'11 (3.89m x 3.33m)
Having multi fuel stove, ceiling cornicing, semi solid wooden floor.

KITCHEN
13'9 x 10'11 (4.19m x 3.33m)
Having range of eye and low level units, tiling between units, concealed lighting under units, 11/2 bowl sink unit, stainless steel extractor hood, gas hob electric double under oven, integrated fridge/freezer, integrated dishwasher, semi solid wooden floor.

UTILITY ROOM
10'11 x 6'10 (3.33m x 2.08m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge/freezer.

LANDING
Having ceiling cornicing, hot press, wooden floor.

MASTER BEDROOM
11'11 x 11'5 (3.63m x 3.48m)
Having ornamental fireplace, double built in wardrobes, wooden floor.

EN-SUITE
Comprising fully tiled walk in shower, WHB set in vanity unit, WC.

BEDROOM 2
11'4 x 7'11 (3.45m x 2.41m)
Having built in wardrobes, wooden floor.

BEDROOM 3
10'10 x 10'1" (3.30m x 3.07m)
Having wooden floor.

BEDROOM 4
11'7 x 10'10 (3.53m x 3.30m)
Having built in wardrobes, wooden floor.

BEDROOM 5
12'7 x 10'11 (3.84m x 3.33m)
Inter connected from bedroom 4.

BATHROOM
Comprising bath with shower attachment to taps, fully tiled walk in shower, WHB set in vanity unit, Wc, recessed lighting, 1/2 tiled walls, wooden floor.

INTERNAL GARAGE
19' x 10'11 (5.79m x 3.33m)
Having roller door, light and power points.

EXTERIOR FEATURES
Neat lawns to front bordered by wall and double entrance gates.
Paved driveway with recessed lighting leading to garage.
Well stocked flower beds.
Neat lawn to rear with flower beds, patio areas and pergola.
Shed.

ESTIMATED ANNUAL RATES
£2041.03 (JULY 2025)

