

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel Henry**  
ESTATE AGENTS

£210,000



122 Glenrandel, Eglinton, BT47 3XN

- DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- DRIVEWAY
- LAWNS TO FRONT AND REAR
- EPC RATING -



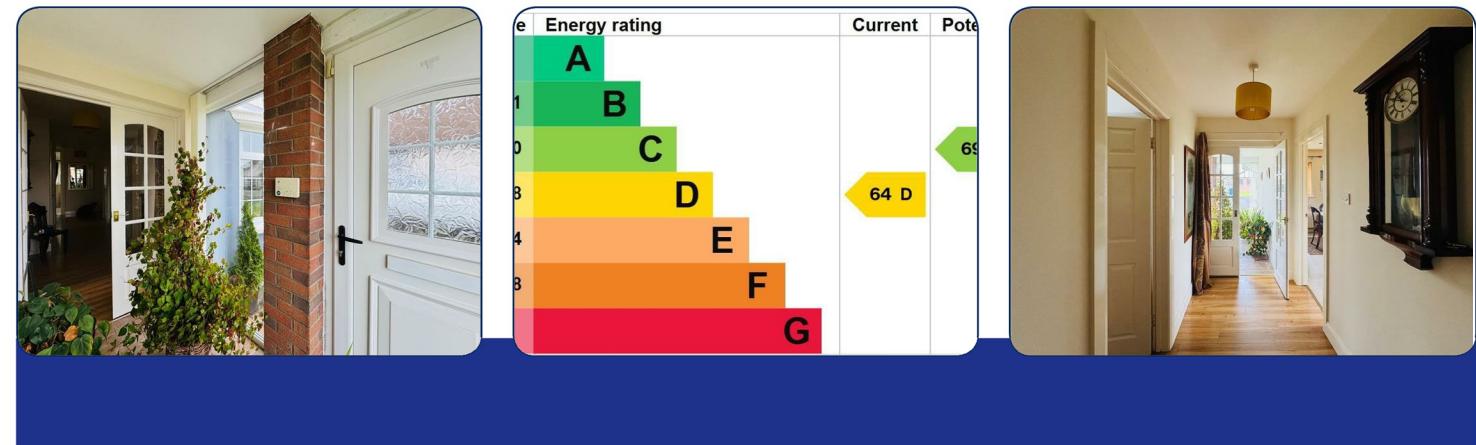
VIEWING STRICTLY BY APPOINTMENT ONLY

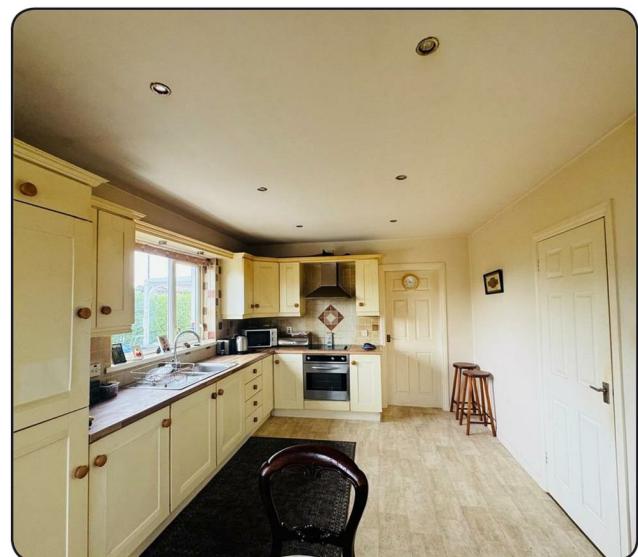
Agent:

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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.
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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.

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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor, double doors leading to hallway.

### HALLWAY

Having cloaks cupboard, hotpress and laminated wooden floor.

### LOUNGE

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

Having attractive fireplace and laminated wooden floor.

### KITCHEN/DINING AREA

18' x 10'8" (5.49m x 3.25m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer and dishwasher, recessed lighting, dining space.

### UTILITY ROOM

Having eye and low level units, tiled floor.

### BEDROOM 1

15'3" x 10'9" (4.65m x 3.28m)

Having double built in wardrobe and laminated wooden floor.

### BEDROOM 2

13' x 9'4" (3.96m x 2.84m)

Having laminated wooden floor.

### BEDROOM 3

9'8" x 7'2" (2.95m x 2.18m)

Having laminated wooden floor.

### BATHROOM

Comprising corner bath with shower attachment to taps, walk in electric shower, whb set in vanity unit, wc, chrome radiator, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear bordered by mature hedge.

Garden shed.

Driveway.

### ESTIMATED ANNUAL RATES

£1341.25

