

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

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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.

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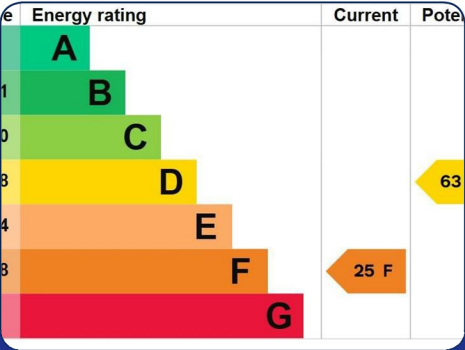
£259,950

FOR SALE



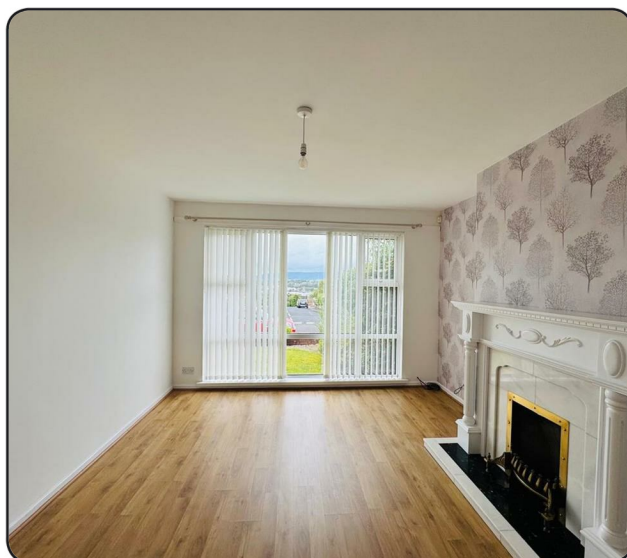
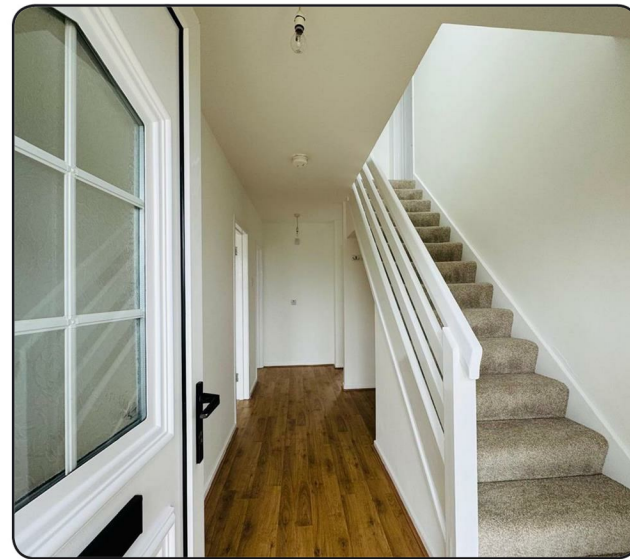
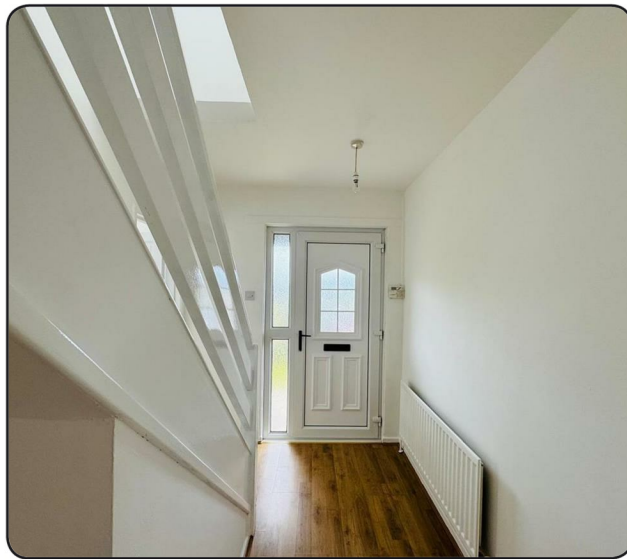
21 Rockport Park, L'Derry, BT47 6JH

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHTOUT (except back door)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING - F



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ACCOMMODATION

HALLWAY

Having understairs storage and laminated wooden floor.

LOUNGE

15'9" x 11'10" (4.80m x 3.61m)

Having attractive fireplace and laminated wooden floor.

KITCHEN

13'10" x 8'7" (4.22m x 2.62m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor hood, plumbed for dishwasher, space for fridge/freezer, recessed lighting, tiled floor.

SUN ROOM

9'3" x 7'2" (2.82m x 2.18m)

Having tiled floor.

BEDROOM 1

12'1" x 10'1" (3.68m x 3.07m)

Having double built in wardrobe.

BEDROOM 2

11'10" x 8'2" (3.61m x 2.49m)

BATHROOM

Comprising bath with electric shower over and tiling around, shower screen, whb set in vanity unit, wc, half height panelled walls, recessed lighting.

FIRST FLOOR

LANDING

Having storage and whb & wc off.

BEDROOM 3

13'7" x 10' wp (4.14m x 3.05m wp)

BEDROOM 4

11' x 10'11" (3.35m x 3.33m)

EXTERIOR FEATURES

Neat lawn to front.

Paved patio to rear leading to neat lawn bordered by mature plants and trees.

Tarmac driveway.

GARAGE

19'11" x 9'7" (6.07m x 2.92m)

Having roller door, light and power points, side window and door, built in cupboards.

ESTIMATED ANNUAL RATES

£1457.88 (AUG 2025)

