

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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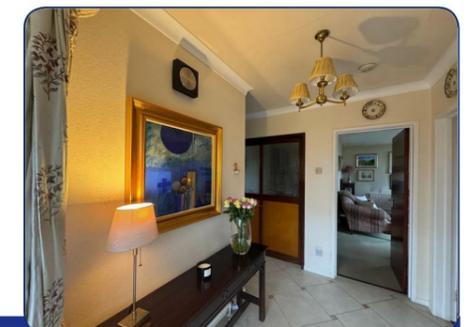
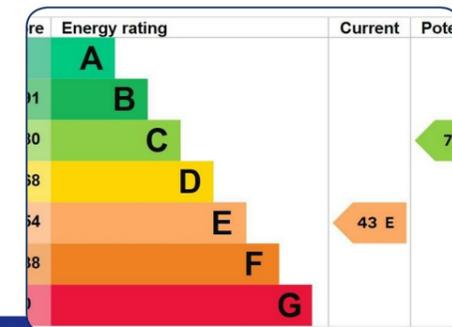
**Daniel Henry**  
ESTATE AGENTS

**£289,950**

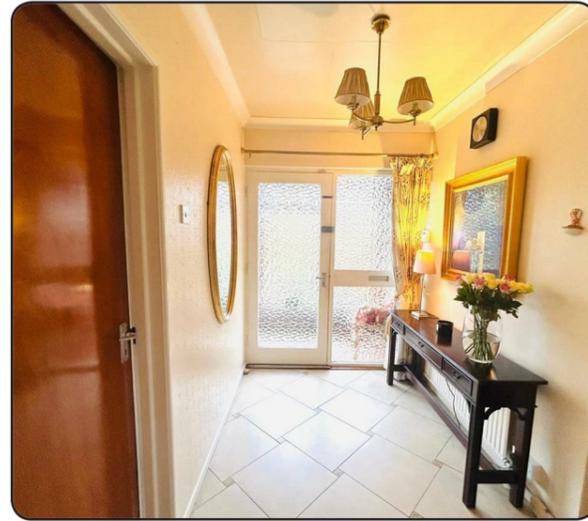


**10 Rockport Park, L'Derry, BT47 6JQ**

- DETACHED BUNGALOW
- 3 BEDROOMS
- OIL FIRED CENTRAL HEATING
- SECURITY SYSTEM INSTALLED
- LAWNS TO FRONT & REAR
- PAVED DRIVEWAY TO SIDE
- LARGE ATTIC
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having walk in cloaks cupboard, storage cupboard, ceiling cornicing and tiled floor.

### LOUNGE/DINING AREA

20' x 16'11" wp (6.10m x 5.16m wp)

Having magnificent fireplace and ceiling cornicing.

### KITCHEN

12'1" x 10'4" (3.68m x 3.15m)

Having 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, hotpress, recessed lighting, tiled floor.

### REAR HALLWAY

10'5" x 4'2" (3.18m x 1.27m)

Having eye level units, plumbed for washing machine, space for tumble dryer, tiled floor.

### BEDROOM 1

14' x 10'4" (4.27m x 3.15m)

### BEDROOM 2

13'4" x 8'2" (4.06m x 2.49m)

### BEDROOM 3

12'10" x 9'3" (3.91m x 2.82m)

### SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb and wc, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear with paved patio area stocked with plants and shrubs and bordered by wall and fence.

Paved driveway to side.

### GARAGE

Having up and over door.

### ESTIMATED ANNUAL RATES

£1749.45 (JAN 2026)

