

SPECIAL FEATURES OF THE PROPERTY INCLUDE:





£249,950



**FOR SALE**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**18 Templetown Park, Derry, BT47 6TZ**

- DETACHED HOUSE
- 3 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- OAK INTERNAL DOORS
- SECURITY SYSTEM INSTALLED
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having understairs storage, ceiling cornicing and tiled floor.

### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

### LOUNGE

16'6" x 13'4" into bay (5.03m x 4.06m into bay)

Having attractive fireplace with multi fuel stove set on granite hearth, ceiling cornicing, wooden floor.

### FAMILY ROOM

15'4" x 10'10" (4.67m x 3.30m)

Having laminated wooden floor.

### KITCHEN / DINING AREA

23'7" x 11'9" (7.19m x 3.58m)

Having range of eye and low level units with lighting under, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for dishwasher, space for fridge / freezer, Belling cooking centre with gas hob and electric underovens, extractor hood, centre island with breakfast bar and storage, ceiling cornicing, recessed lighting, ample dining space with French doors leading to rear.

### UTILITY ROOM

Having eye and low level units, sink unit, plumbed for washing machine, space for tumble dryer, integrated fridge, laminated wooden floor.

### STAIR CASE WITH FEATURE LIGHTING

### FIRST FLOOR

### LANDING

Having laminated wooden floor.

### BEDROOM 1

13'4" x 12'9" (4.06m x 3.89m)

Having wall to wall built in wardrobes with sliding doors, laminated wooden floor.

### BEDROOM 2

11'9" x 9'10" (3.58m x 3.00m)

Having built in wardrobes with sliding doors, laminated wooden floor.

### BEDROOM 3

13'8" x 13'4" (4.17m x 4.06m)

Having laminated wooden floor.

### BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in shower with PVC cladding to walls, whb set in vanity unit, wc, hotpress, recessed lighting, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front bordered by wall with double entrance gates.

Paved patio area to rear leading to lawn laid in artificial grass.

Decked patio area.

Electrical sockets.

Enclosed to rear by fence and gate.

### ESTIMATED ANNUAL RATES

£1333.44 (MARCH 2025)

