

SPECIAL FEATURES OF THE PROPERTY INCLUDE:





£210,000

FOR SALE



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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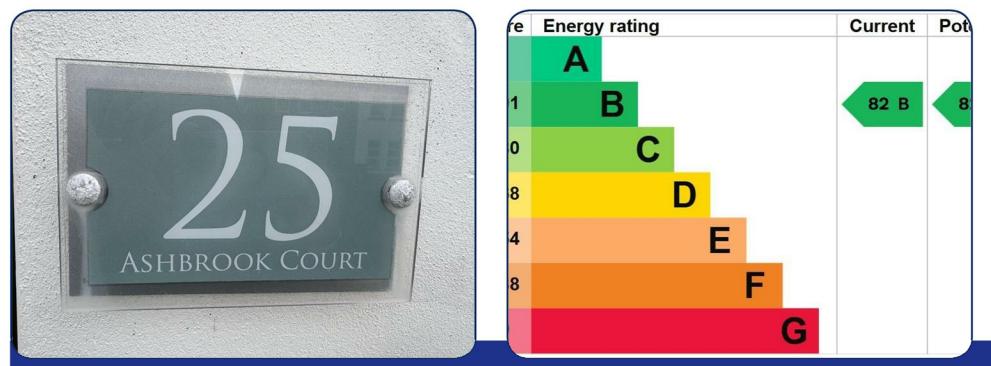
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25 Ashbrook Court, L'Derry, BT47 3FA

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - B





## ACCOMMODATION

### HALLWAY

Having feature wood panelling, tiled floor.

### GUEST WHB & WC

Having 1/2 panelled walls, tiled floor.

### LOUNGE

13'11" x 11' (4.24m x 3.35m)

Having ornamental electric fireplace, laminated wooden floor.

### KITCHEN/DINING AREA

18' x 14'2" (5.49m x 4.32m)

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge/freezer and washing machine, centre island with breakfast bar and storage under, ample dining space with French doors to rear, tiled floor.

### FIRST FLOOR

#### LANDING

Having airing cupboard and feature wall panelling.

#### MASTER BEDROOM

11'1" x 10'11" (3.38m x 3.33m)

Having laminated wooden floor.

#### EN-SUITE

Comprising fully tiled walk in shower, whb with storage under, wc, tiled floor.

#### BEDROOM 2

13'8" x 9'3" (4.17m x 2.82m)

Having built in wardrobe with sliding mirrored doors, laminated wooden floor.

#### BEDROOM 3

9'3" x 8'4" (2.82m x 2.54m)

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

#### BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb with storage under, wc, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front.

Lawn to rear enclosed by fence and gate.

Shed with light and power points.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1166.00 (FEB 2026)

