

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY

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21 Brookmount, L'Derry, BT47 5AD

- DETACHED 3 STOREY HOUSE
- 5 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- CARPETS & BLINDS INCLUDED IN SALE
- LAWN TO REAR
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- EPC RATING - B

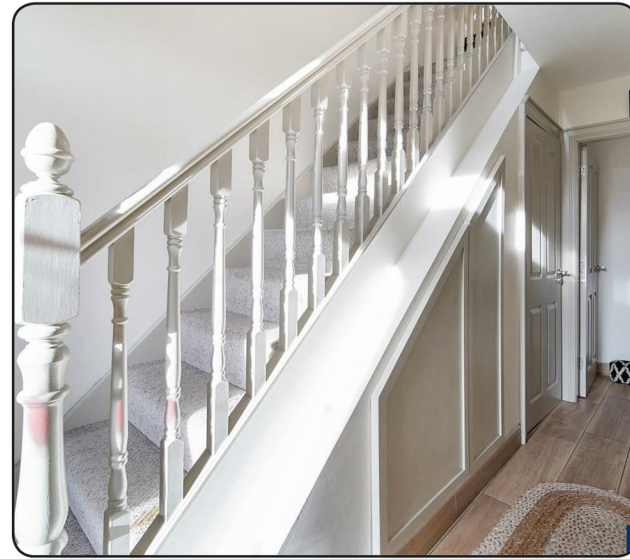
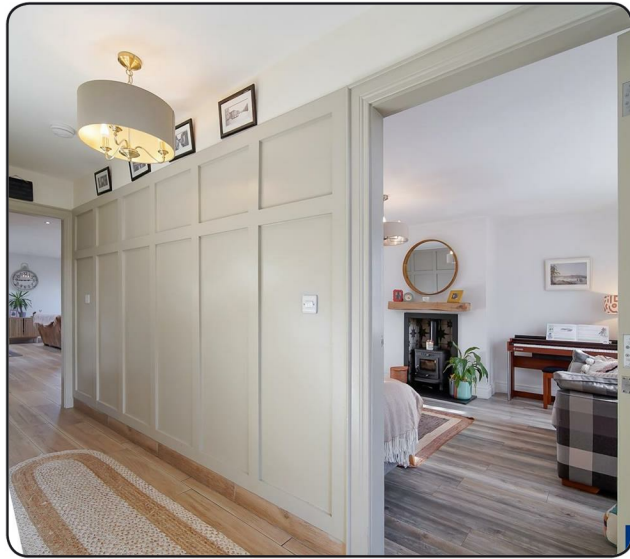
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

e	Energy rating	Current	Pote
9	A		
7	B	83 B	83
6	C		
5	D		
4	E		
3	F		
2	G		

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ACCOMMODATION

HALLWAY

Having built in understairs storage, part panelled walls, tiled floor.

GUEST WHB & WC

Whb with storage under, wc, tiled floor.

LOUNGE

17'9" x 13'10" (5.41m x 4.22m)

Having multi fuel stove, feature panelled wall, dual aspect and laminated wooden floor.

KITCHEN/DINING/LIVING AREA

25'5" x 21' wp (7.75m x 6.40m wp)

Having range of eye and low level units, 1 1/2 bowl sink unit set in Quartz worktop, 5 ring gas hob, stainless steel extractor hood, double oven, space for American style fridge/freezer, integrated dishwasher, centre island with breakfast bar and storage under, dining area having sliding patio doors, living area having multi fuel stove, recessed lighting, tiled floor.

UTILITY ROOM

Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having airing cupboard, feature panelled wall, laminated wooden floor.

MASTER BEDROOM

11'8" x 10'9" (3.56m x 3.28m)

Having laminated wooden floor.

EN-SUITE

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

BEDROOM 2

13'9" x 12'7" wp (4.19m x 3.84m wp)

Having laminated wooden floor.

BEDROOM 3

8'11" x 7'3" (2.72m x 2.21m)

Having laminated wooden floor.

SECOND FLOOR

BEDROOM 4

12'8" x 10'9" (3.86m x 3.28m)

Having feature panelled wall, laminated wooden floor.

DRESSING ROOM

7'10" x 5'5" (2.39m x 1.65m)

Having laminated wooden floor.

EN-SUITE

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

BEDROOM 5

21' x 11'2" wp (6.40m x 3.40m wp)

Having laminated wooden floor.

BATHROOM

Comprising bath with mixer taps, fully tiled walk in electric shower, whb and wc, black radiator, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Paved patio to front.

Paved patio to rear.

Lawn to rear enclosed by fence and gate.

Tarmac driveway with shrub border.

ESTIMATED ANNUAL RATES

£1808.00 (FEB 2026)

