

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

**£190,000**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**167 Hillcrest, L'Derry, BT47 6GE**

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- DRIVEWAY TO SIDE
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -

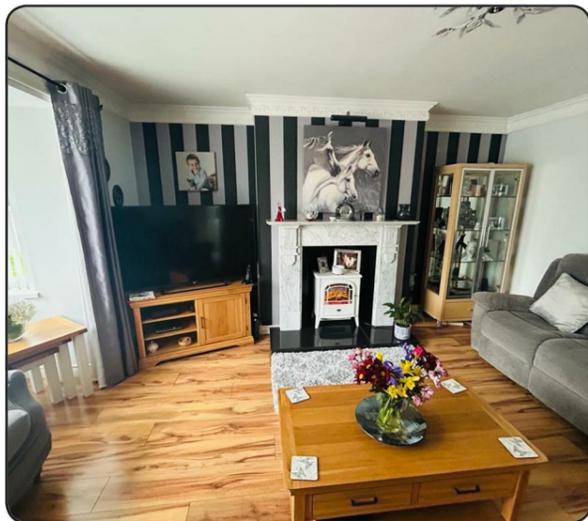
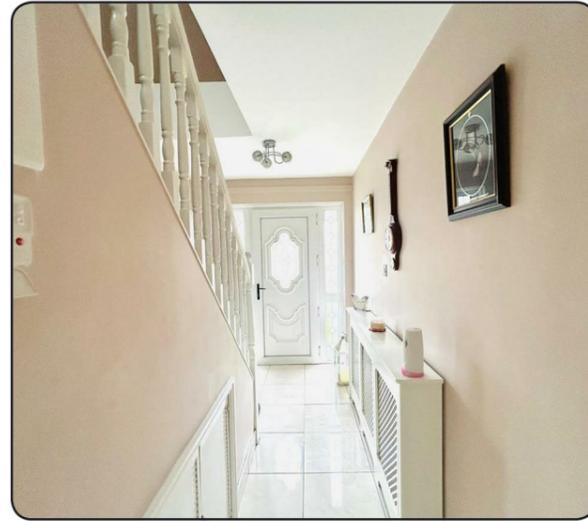
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## ACCOMMODATION

### HALLWAY

Having understairs storage and tiled floor.

### LOUNGE

17'1" x 14'11" into bay (5.21m x 4.55m into bay)

Having attractive fireplace, ceiling cornicing and laminated wooden floor.

### KITCHEN/DINING AREA

22'4" x 11'2" (6.81m x 3.40m)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, extractor good, integrated fridge/freezer and dishwasher, plumbed for washing machine, ample dining space with French doors to rear.

### FIRST FLOOR

#### LANDING

Having airing cupboard.

#### BEDROOM 1

13'10" x 9'10" wp (4.22m x 3.00m wp)

Having wall to wall built in cupboards, laminated wooden floor.

#### BEDROOM 2

10'4" x 7'2" (3.15m x 2.18m)

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

#### BEDROOM 3

11'2" x 10'8" wp (3.40m x 3.25m wp)

Having laminated wooden floor.

#### BEDROOM 4

10'10" x 8'4" (3.30m x 2.54m)

### BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, tiled walls.

### EXTERIOR FEATURES

Shed with light and power points.

Neat lawns to front and rear.

Paved patio area to rear with pergola.

Driveway to side.

### GARAGE/SHED

23'10" x 11'8" (7.26m x 3.56m)

Having double doors, light and power points.

### ESTIMATED ANNUAL RATES

£1108.00 (FEB 2026)

