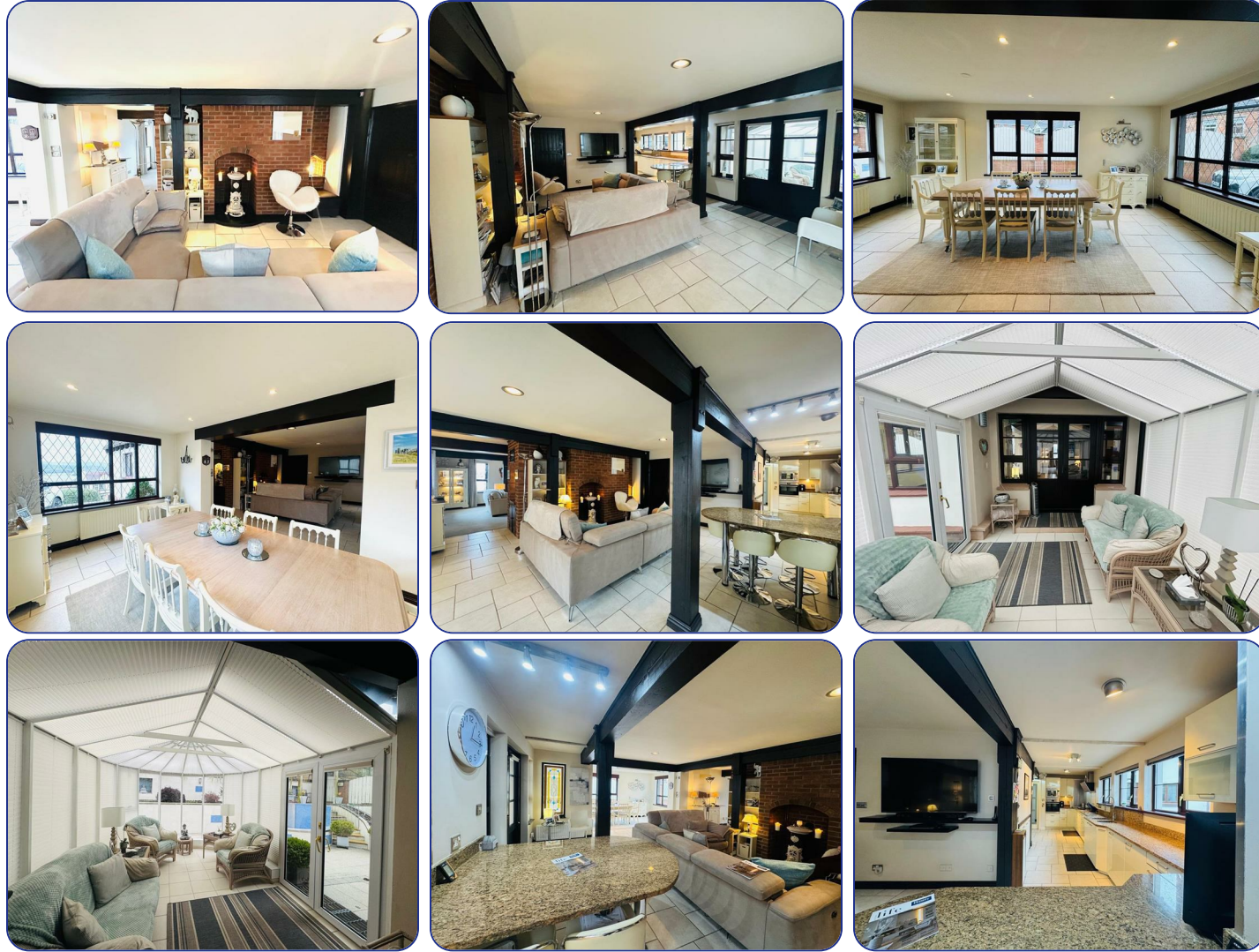


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**29 Clearwater, L'Derry, BT47 6BE**

- DETACHED TUDOR STYLE HOUSE
- 4 BEDROOM/5 RECEPTION
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- NEAT LAWNS
- TARMAC DRIVEWAY
- GARAGE
- STUNNING RIVER VIEWS
- EPC RATING -

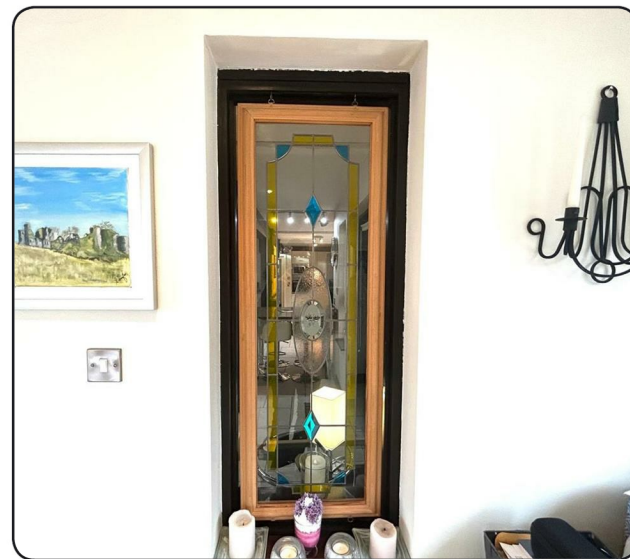
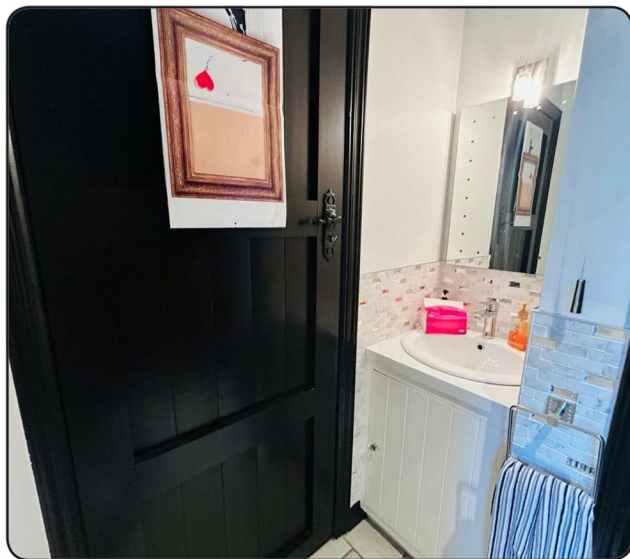
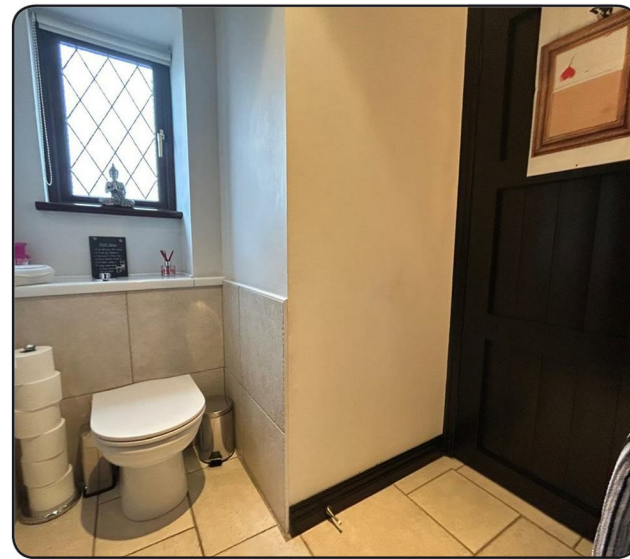
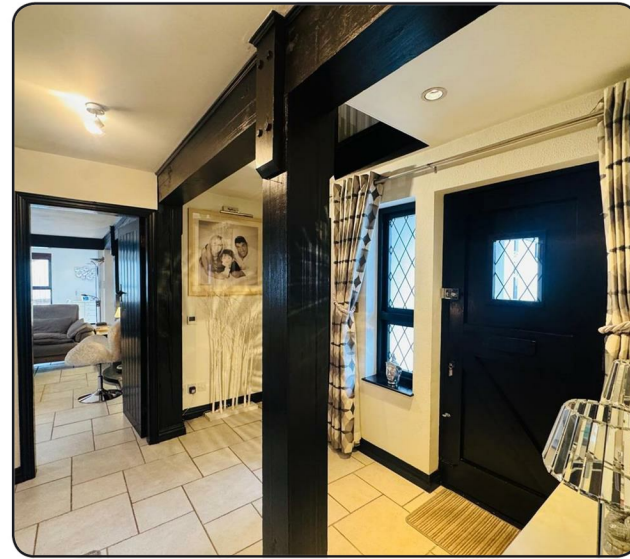
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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.

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**ACCOMMODATION**

**HALLWAY**

Having double cloaks cupboard and tiled floor.

**GUEST WHB & WC**

Having whb with storage under, wc, tiled floor.

**LOUNGE**

21'9" x 16'10" wp (6.63m x 5.13m wp)

Having feature brick fireplace with gas fire, open plan to Family/Dining/Kitchen, Dual aspect.

**FAMILY ROOM**

21'11" x 18'5" wp (6.68m x 5.61m wp)

Having feature brick wall with feature heater, tiled floor.

**DINING AREA**

19'10" x 10'10" (6.05m x 3.30m)

Having recessed lighting, dual aspect, tiled floor.

**KITCHEN**

23'3" x 9'8" (7.09m x 2.95m)

Having excellent range of eye and low level units, double bowl stainless steel sink unit with mixer taps set in granite worktop, matching granite splashback, hob having 4 gas rings and 2 electric rings, stainless steel extractor hood, built in oven and microwave, integrated dishwasher, space for American style fridge/freezer, breakfast bar, tiled floor.

**CONSERVATORY**

14'9" x 9'4" (4.50m x 2.84m)

Having tiled floor and French doors to side.

**STUDY**

10' x 7' (3.05m x 2.13m)

**REAR HALLWAY**

Having storage and tiled floor.

**UTILITY ROOM**

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

Having range of units, double bowl stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, walk in storage with units, tiled floor.

**FIRST FLOOR**

**SPACIOUS LANDING**

Having airing cupboard, stained glass window to attic, recessed lighting.

**MASTER BEDROOM**

14'10" x 13'5" (4.52m x 4.09m)

Having range of built in wardrobes, walk in wardrobe with light.

**EN-SUITE**

Comprising fully tiled walk in shower, 'His' & 'Hers' wash hand basins, wc, recessed lighting, 1/2 tiled walls, tiled floor.

**BEDROOM 2**

25'4" x 14'7" (7.72m x 4.45m)

Having whb with storage under, recessed lighting.

**BEDROOM 3**

13'7" x 10'10" wp (4.14m x 3.30m wp)

**BEDROOM 4**

13'1" x 10'11" wp (3.99m x 3.33m wp)

**BATHROOM**

Comprising bath with mixer taps, walk in shower, 'His' & 'Her' wash hand basins with storage under, chrome radiator, recessed lighting, fully tiled walls and floor.

**INTEGRAL GARAGE**

21'8" x 12'8" (6.60m x 3.86m)

Having up and over door, light and power points, attic storage.

**EXTERIOR FEATURES**

Neat lawns to front with stunning views.

Paved yard to rear bordered by wall and fence.

Stocked rockery.

Pergola.

Water feature.

Ample tarmac parking and driveway.

Stunning river views.

**ESTIMATED ANNUAL RATES**

£3207.00 (FEB 2026)

