

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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www.danielhenry.co.uk
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Daniel Henry
ESTATE AGENTS

£290,000



60 Mallory Park, L'Derry, BT47 3XJ

- DETACHED CHALET BUNGALOW
- 4 BEDROOM/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- PAVED DRIVEWAY
- GARAGE
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having understairs storage.

LOUNGE

17'4" x 11'8" wp (5.28m x 3.56m wp)

Having fireplace.

KITCHEN/DINING AREA

22'3" x 10'8" wp (6.78m x 3.25m wp)

Having range of eye and low level units, tiling between units, gas hob, electric underoven, extractor hood, integrated fridge, ample dining space, tiled floor.

UTILITY ROOM

11'3" x 9'5" (3.43m x 2.87m)

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

FAMILY ROOM/BEDROOM

15'8" x 9'6" (4.78m x 2.90m)

BEDROOM 4

11' x 9'9" (3.35m x 2.97m)

Having semi-solid wooden floor.

BATHROOM

Comprising bath, walk in shower, whb with storage under, wc, recessed lighting partly tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having storage.

TOILET & WHB

Having whb and wc, chrome radiator.

BEDROOM 1

14'9" x 9'9" into wardrobe (4.50m x 2.97m into wardrobe)

Having wall to wall built in wardrobe with sliding doors.

BEDROOM 2

13'1" x 11'5" (3.99m x 3.48m)

BEDROOM 3

12' x 9'4" (3.66m x 2.84m)

Inter connecting from Bedroom 2.

INTEGRAL GARAGE

16'9" x 9'5" (5.11m x 2.87m)

Having roller door, light.

EXTERIOR FEATURES

Lawn to front.

Paved patio area to rear leading to neat lawn.

Paved driveway.

ESTIMATED ANNUAL RATES

£1575.00 (MARCH 2026)

