

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

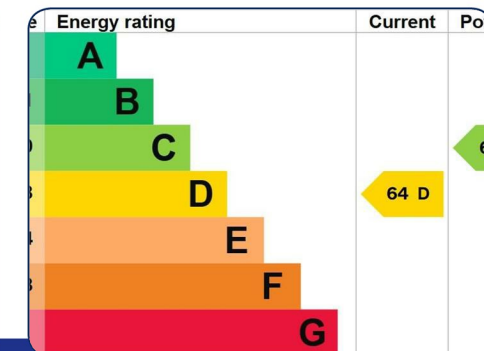
£289,950

FOR SALE

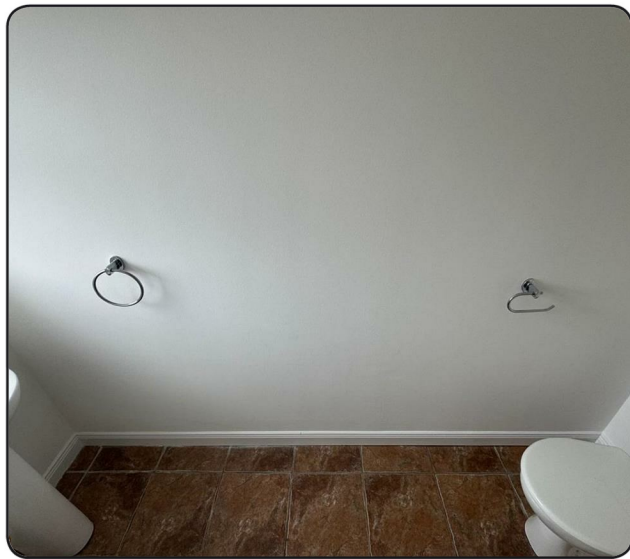


29 Copperthorpe, L'Derry, BT47 3LT

- DETACHED HOUSE
- 4 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- LAWNS TO FRONT & REAR
- PAVED PATIO AREA
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

20'5" x 13'1" (6.22m x 3.99m)

Having attractive fireplace with multi fuel stove, laminated wooden floor.

KITCHEN/DINING AREA

16'2" x 12' (4.93m x 3.66m)

Having excellent range of eye and low level units, matching pelmet over window and extractor hood, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, plumbed for dishwasher, integrated fridge/freezer, tiled floor, ample dining space, door leading to Sun room.

SUN ROOM

15'3" x 10' (4.65m x 3.05m)

Having French doors leading to side and laminated wooden floor.

FAMILY ROOM

17'9" x 11'7" (5.41m x 3.53m)

Having laminated wooden floor.

UTILITY ROOM

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'9" x 11'7" wp (3.89m x 3.53m wp)

Having built in wardrobes and laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, tiled floor.

BEDROOM 2

12'9" x 7' (3.89m x 2.13m)

Having laminated wooden floor.

BEDROOM 3

11'2" x 8'8" (3.40m x 2.64m)

Having laminated wooden floor.

BEDROOM 4

8'11" x 8'10" (2.72m x 2.69m)

Having laminated wooden floor.

BATHROOM

Comprising bath with mixer taps, fully tiled walk in electric shower, whb set in vanity unit, wc, tiled floor.

EXTERIOR FEATURES

Rear lawn with flower border.

Enclosed to rear by fence and gate.

Paved patio area.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1588.00 (APRIL 2026)

