

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

www.danielhenry.co.uk
www.propertypal.com

- 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.

Daniel
Henry
ESTATE AGENTS

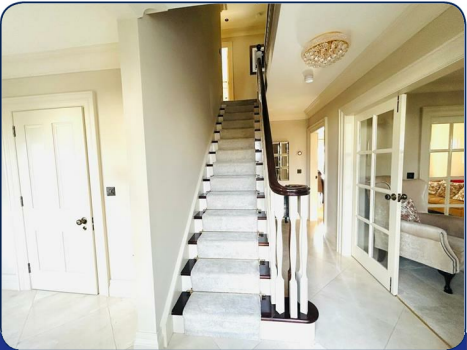
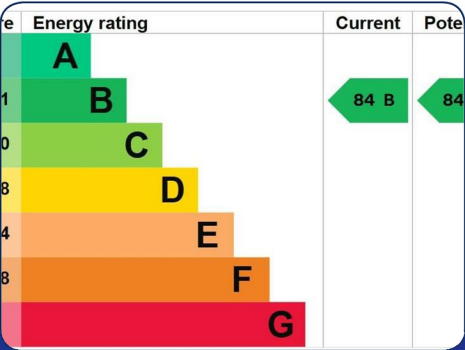
£699,950

FOR SALE

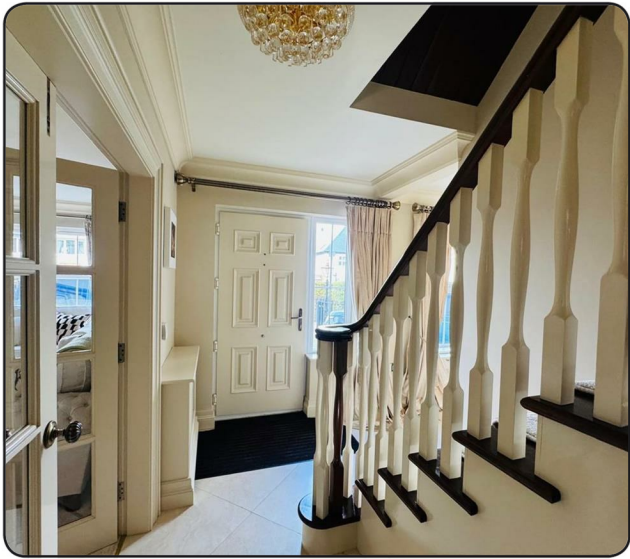


5 Coralmount, L'Derry, BT47 6ZQ

- GATED DEVELOPMENT
- LUXURY DETACHED HOUSE
- 5 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT (except velux)
- SECURITY SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- GARAGE & ORANGERY WITH UNDERFLOOR HEATING
- STUNNING CITY & RIVER VIEWS
- EPC RATING - B



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having ceiling cornicing and porcelain tiled floor, double doors to Lounge.

GUEST WHB & WC

Having feature mirror, chrome radiator, 1/2 tiled walls, porcelain tiled floor.

LOUNGE

19'7" x 12'7" into bay (5.97m x 3.84m into bay)
Having multi fuel stove set in magnificent marble fireplace, ceiling cornicing, double doors to Kitchen.

KITCHEN/DINING AREA

28'11" x 17'9" wp (8.81m x 5.41m wp)
Having excellent range of eye and low level units, granite worktops, centre island with 1 1/2 bowl sink unit, integrated bins and dishwasher, wine cooler, two ovens, induction hob, extractor hood, integrated coffee machine, integrated fridge/freezer, dual aspect, ceiling cornicing, recessed lighting, ample dining space, tiled floor, French doors to rear.

UTILITY ROOM

9' x 4'11" (2.74m x 1.50m)
Having sink unit, storage cupboard, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, feature wall mirror, recessed lighting, ceiling cornicing.

MASTER BEDROOM/EN-SUITE/DRESSING ROOM

36'x 12'8" (10.97mx 3.86m)
Having ceiling cornicing, range of built in wardrobes with feature mirror doors, range of built in wardrobes, shelving and dressing table.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, feature radiator, recessed lighting, 1/2 tiled walls and floor.

DRESSING ROOM

BEDROOM 2

15'8" x 9' into wardrobe (4.78m x 2.74m into wardrobe)
Having double built in wardrobes, ceiling cornicing.

BEDROOM 3

13'3" x 10'6" (4.04m x 3.20m)
Having double built in wardrobe and ceiling cornicing.

BATHROOM

Comprising free standing bath with shower attachment to taps, walk in shower, whb and wc, feature wall mirror, recessed lighting, 1/2 tiled walls, tiled floor.

SECOND FLOOR

WHB AND WC

Having whb and wc off with chrome radiator, recessed lighting, 1/2 tiled walls, tiled floor.

BEDROOM 4

12'8" x 12'2" (3.86m x 3.71m)
Having walk in wardrobe and recessed lighting.

BEDROOM 5

12'1" x 9' (3.68m x 2.74m)
Having walk in wardrobe and recessed lighting.

ORANGERY

18'8" x 11'2" (5.69m x 3.40m)
Having underfloor heating.

GARAGE/OFFICE

18'6" x 10'1" (5.64m x 3.07m)
Having tiled floor, underfloor heating. Door to Orangery.

EXTERIOR FEATURES

Enclosed paved yard to rear with feature fireplace and stove.
Exterior lighting to front.
Sensor lighting to rear.
Paved driveway.

ESTIMATED ANNUAL RATES

£2915.75 (NOV 2025)

