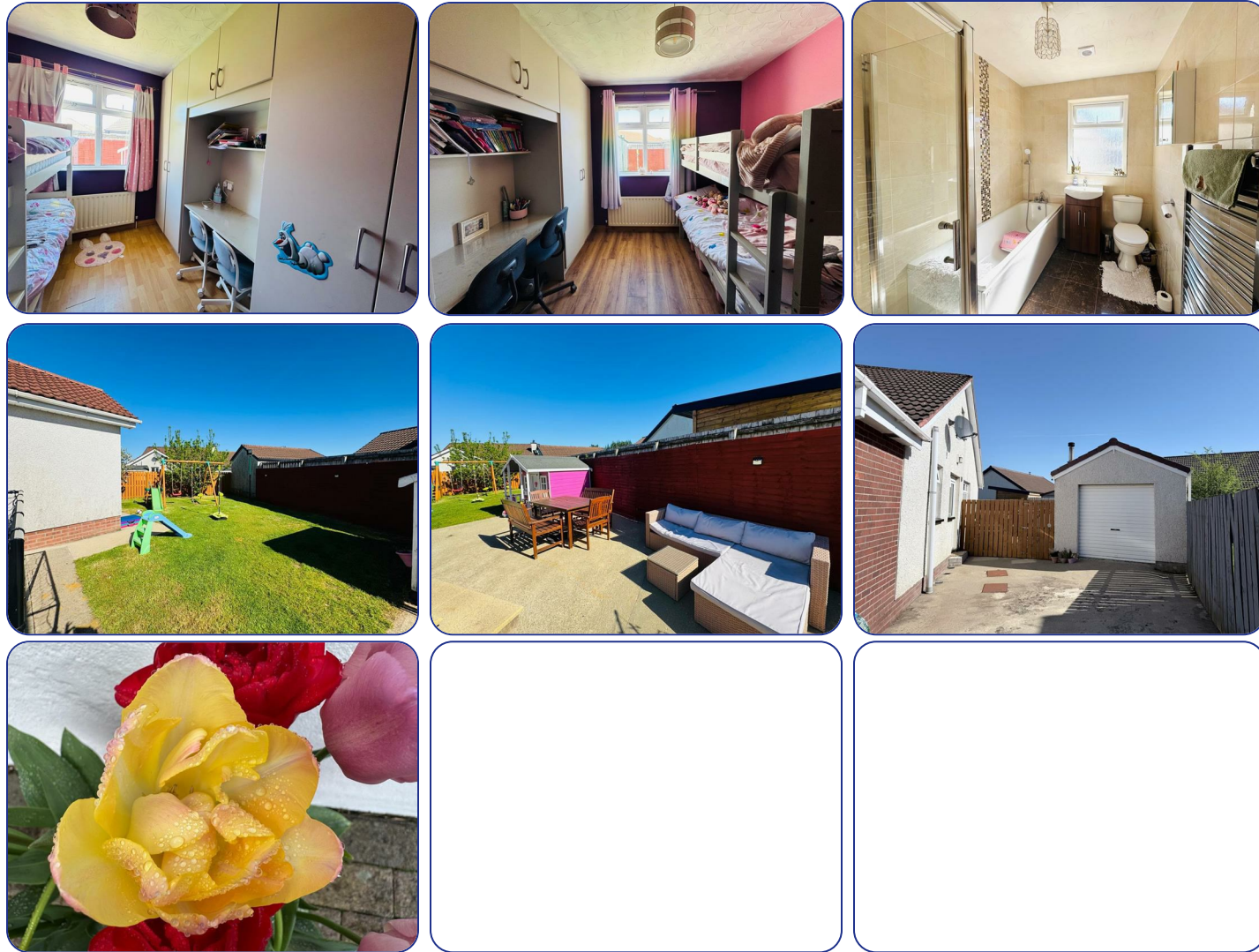


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

**£255,000**



**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



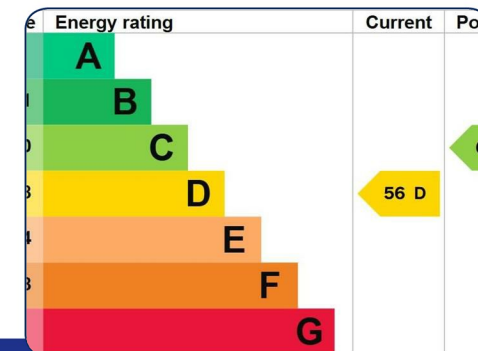
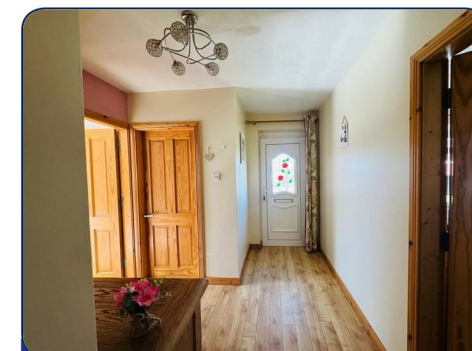
**98 Duncastle Park, L'Derry, BT47 2QL**

- DETACHED BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT
- PAVED PATIO TO REAR
- DRIVEWAY
- CUL-DE-SAC LOCATION
- GARAGE
- 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 hotpress, cloaks cupboard and laminated wooden floor.

### LOUNGE

20'6" x 14'7" (6.25m x 4.45m)

Having multi-fuel stove, bay window, laminated wooden floor, glazed door to hall.

### KITCHEN

16'10" x 13'11" (5.13m x 4.24m)

Having excellent range of eye and low modern units with concealed lighting under, hob, double oven, stainless steel extractor hood, plumbed for dishwasher, space for fridge/freezer, feature lighting on skirting, ample dining space, recessed lighting, tiled floor, French doors to rear.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

### MASTER BEDROOM

16'3" x 12' into wardrobe (4.95m x 3.66m into wardrobe)

Having built in wardrobes with sliding doors.

### EN-SUITE

Comprising fully tiled walk in power shower, whb set in vanity unit, wc, chrome radiator, recessed lighting.

### BEDROOM 2

13'2" x 9'9" into wardrobe (4.01m x 2.97m into wardrobe)

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

### BEDROOM 3

10'4" x 9'7" wp (3.15m x 2.92m wp)

Having built in wardrobes, desk and shelving, laminated wooden floor.

### BEDROOM 4

10'4" x 8'7" wp (3.15m x 2.62m wp)

Having built in wardrobes with desk and shelving, laminated wooden floor.

### BATHROOM

Comprising bath with shower fitting to taps, whb set in vanity unit, wc, walk in electric shower, chrome radiator, fully tiled walls and floor.

### EXTERIOR FEATURES

Neat lawn to front.

Enclosed lawn and Paved patio area to rear.

Driveway to side leading to garage.

Planning applied for first floor attic conversion.

### GARAGE

19'1" x 11'1" (5.82m x 3.38m)

Having roller door, light and power points, side window and door.

### ESTIMATED ANNUAL RATES

£1344.00 (APRIL 2026)

