

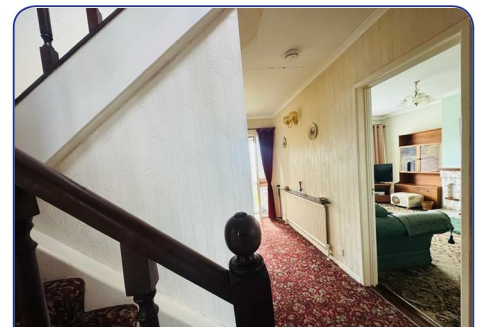
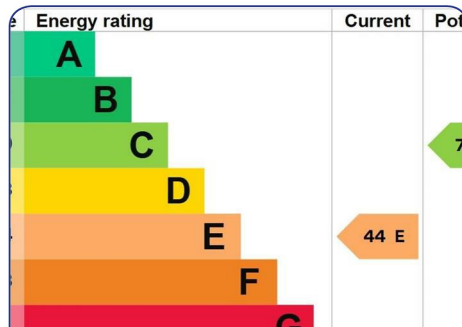
£179,950

**FOR SALE**



**4 Conifer Avenue, L'derry, BT47 5QD**

- SEMI-DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- OIL FIRED CENTRAL HEATING
- LAWNS TO FRONT AND REAR
- DRIVEWAY TO SIDE
- GARAGE
- CUL DE SAC LOCATION
- EARLY OCCUPATION
- EPC RATING-



## ACCOMMODATION

### VESTIBULE

Having tiled floor

### LOUNGE

16'8" x 11'11" (5.08m x 3.63m)

Having fireplace

### KITCHEN

13'8" x 8'7" (4.17m x 2.62m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge, freezer and cooker. Tiling between units.

### BURNER STORE

### BEDROOM (1)

13'10 x 9'3 (4.22m x 2.82m)

### BEDROOM (2)

14'10 x 6'8 (to widest points) (4.52m x 2.03m (to widest points))

### BEDROOM (3)

10'4 x 8'10 (3.15m x 2.69m)

### BATHROOM

Comprising bath with shower over, WHB, WC, 1/2 tiled walls.

### FIRST FLOOR

### LANDING

Having storage

### ATTIC ROOM (1)

12'6" x 11'5" (to widest points) (3.81m x 3.48m (to widest points))

### ATTIC ROOM (2)

12'7" x 11'2 (to widest points) (3.84m x 3.40m (to widest points))

### GARAGE

Having up and over door

Light and power points

Side door and window

### EXTERIOR FEATURES

Lawn to front stocked with mature plants and shrubs.

Enclosed to rear by door.

Driveway

### ESTIMATED ANNUAL RATES

£1160.00 (May 2026)

**Agent: Daniel Henry (Waterside)**

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