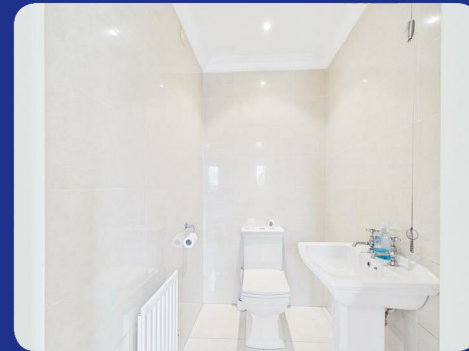


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	67 D
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY



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 www.danielhenry.co.uk

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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.
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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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£375,000

FOR SALE



7 Ardcairn, BT47 4UB

- Large Detached House
- 4 Bedrooms / 4 Reception Rooms / Kitchen
- Excellent Residential Location
- Oil Fired Central Heating
- Tarmac Driveway
- Easy access to Local Amenities



Energy rating	Current	Po
A		
B		
C		
D	64 D	67 D
E		
F		
G		

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## THE PROPERTY COMPRISES:

### Description:

Daniel Henry Estate Agents are delighted to bring this outstanding home to the market. Situated in the sought after residential area of Ardcairn, this large detached home offers excellent family accommodation. Early viewing is recommended to appreciate all that this amazing home has to offer. Viewing is strictly by appointment only with the undersigned agent.

### Location:

Leaving Dungiven along the Garvagh Road, take a left turn just before the Dry Arch Centre into Ard Cairn. Proceed straight ahead, and number 7 is situated on the right hand side.

### Ground Floor Accommodation:

#### Hallway:

20'11" x 13'7" (6.4 x 4.15)

Approached by a feature arch front door. Tiled flooring. Covings around ceiling. Cloakroom. Telephone point. Feature pillars. Recessed down lighters.

#### Lounge:

14'1" x 12'1" (4.30 x 3.70)

With a fitted marble fireplace and marble mirror with cast iron inset and tiled hearth. Bay window. Solid wood flooring. Covings around ceiling. Recess down lights.

#### Family Room:

15'1" x 14'1" (4.6 x 4.3)

Solid wood flooring. Bay window. Recess down lights. Covings around ceiling. Double doors from hallway. Dimmer switch.

#### Study:

Solid wood flooring. Recessed down lights.

#### Kitchen:

17'4" x 11'9" (5.3 x 3.6)

With a fitted cream painted eye and low level units with matching granite worktops and upstands. Feature curved worktop and corner cupboards. Under unit lighting. Stainless steel sink unit. Rangemaster cooker. Extractor fan and light. Built in fridge freezer. Plumbed for dishwasher. Glass display unit with light. Tiled flooring. Centre island with low level units with power points. Larder cupboard. Covings around ceiling.

#### Stepdown to Dining Room:

15'1" x 14'1" (4.6 x 4.30)

Solid wood flooring. Feature ceiling bulkhead with covings and down lights. Double, glazed doors to sunroom.

#### Sun Room:

14'7" x 13'1" (4.45 x 4.0)

Solid wood flooring. Feature drop down ceiling. Dimmer switch. Recessed down lighters. Double UPVC doors to enclosed patio area.

#### Utility Room:

7'10" x 7'10" (2.40 x 2.40)

With cream painted eye and low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Space for tumble dryer. Tiled flooring. Extractor fan.

#### Separate W.C.

5'8" x 4'1" (1.75 x 1.25)

With a Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring. Fully tiled walls. Recessed down lighters.

#### Rear Porch:

Tiled rear porch. Covings around ceiling.

#### First Floor Accommodation:

Covings around ceiling. Walk in hot press. Fully floored roof space.

#### Bedroom 1:

12'1" x 11'5" (3.7 x 3.50)

Carpet flooring. Covings around ceiling. Recessed down lights.

#### Dressing Room Area:

Mirrored slide robes. Tiled flooring.

#### En-suite:

8'2" x 5'10" (2.50 x 1.80)

Fitted bath with thermostatic shower overhead. Low Flush W.C. Wall mounted wash hand basin with vanity unit. Extractor fan. Tiled flooring. Fully tiled walls. Recessed lighted. Shaver point.

#### Bedroom 2:

17'8" x 9'10" (5.40 x 3.0)

Carpet flooring. T.V. point. Recessed down lights.

#### Bedroom 3:

10'11" x 14'9" (3.35 x 4.50)

Solid wood flooring. Mirrored slide robes. Recessed down lights.

#### Bedroom 4:

13'1" x 11'5" (4.00 x 3.50)

Solid wood flooring. Mirrored slide robes. T.V. point. Recessed down lights.

#### En-suite:

5'8" x 5'2" (1.75 x 1.60)

Low Flush W.C. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Part tiled walls. Tiled flooring. Extractor fan. Recess down lights.

#### Bathroom:

12'1" x 11'3" (3.7 x 3.45)

With a fitted white corner jacuzzi bath with shower attachment over bath. His and Hers sinks. Low Flush W.C. Fully tiled walk in shower cubicle with thermostatic shower and with waterfall head. Extractor fan. Tiled flooring. Fully tiled walls. Recessed down lights. Stainless steel room heater.

#### Exterior Features:

Large tarmac driveway to the front and side of the house with parking for a number of cars. Garden to the front laid in lawn. Enclosed paved rear yard.

