

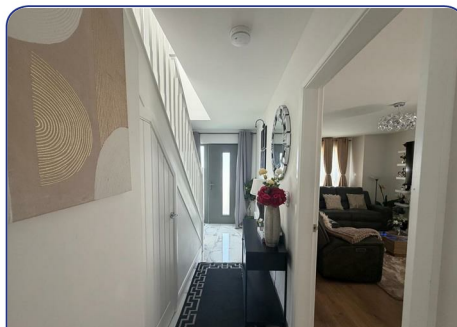
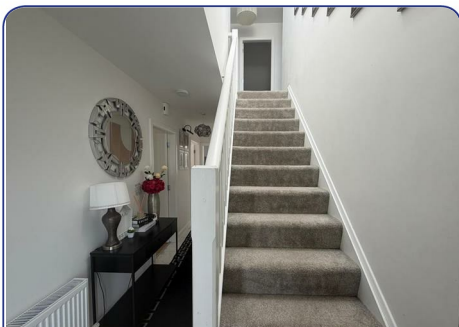
£275,000

**FOR SALE**



## 2 Coolmaghery View, L'Derry, BT47 2AG

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC EXTERIOR DOORS.
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION
- EPC -
- NEAT LAWNS



## HALL

having tiled floor, understairs storage, cloaks cupboard.

## GUEST TOILET AND WHB

having tiled floor.

## LOUNGE

17'2" x 11'7" (5.23m x 3.53m)

dual aspect, ornamental electric fire, laminated wooden floor.

## KITCHEN/FAMILY

26'9" x 11'11" (8.15m x 3.63m)

having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer, tiled floor, open plan to Dining/Sunroom

## SUNROOM/DINING

12'5" x 9'5" (3.78m x 2.87m)

having tiled floor, french doors to patio area.

## MASTER BEDROOM

14'4" x 10'9" (4.37m x 3.28m)

laminated wooden floor,

## EN-SUITE

comprising tiled walk in shower, WHB set in vanity unit, WC, chrome radiator, tiled floor.

## UTILITY ROOM

having sink unit, low level units, plumber for automatic washing machine, space for tumble dryer, tiled floor.

## FIRST FLOOR

## LANDING

having hotpress and storage.

## BEDROOM 2

14'10" x 13'9" (to widest points) (4.52m x 4.19m (to widest points))

## BEDROOM 3

13'1" x 12'3" (to widest points) (3.99m x 3.73m (to widest points))

## BEDROOM 4

13'4" x 9'8" (to widest points) (4.06m x 2.95m (to widest points))

## BATHROOM

comprising fully tiled walk in shower, bath, WHB set in vanity unit, WC, tiled floor.

## EXTERIOR

paved patio area to rear leading to enclosed lawn.

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