

£425,000

FOR SALE



2 Rockport Park, L'Derry, BT47 6JQ

- DETACHED MODERNISED CHALET BUNGALOW
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- COMPOSITE FRONT AND BACK DOORS.
- TARMAC DRIVEWAY
- MATURE LAWNS TO FRONT AND REAR
- EPC PENDING



HALL

having laminate wooden floor.

GUEST TOILET AND WHB

feature wall panelling, tiled floor, black wall radiator.

LOUNGE

17' x 13'8" (to widest points) (5.18m x 4.17m (to widest points))

laminate wooden floor, recessed lighting, ornamental electric fire.

FAMILY ROOM/BEDROOM 4

12'4" x 9'2" (3.76m x 2.79m)

laminate wooden floor, built in cupboards. radiator cover

KITCHEN/DINING

26'7" x 10'4" (8.10m x 3.15m)

having excellent range of modern eye and low level units, integrated fridge and freezer, hob, double oven, extractor hood, centre island with double sink, integrated dishwasher, storage and breakfast bar, ample dining space with french doors to rear, laminate wooden floor. Double doors to Hall.

MASTER BEDROOM

14'1" x 13'4" (wp) (4.29m x 4.06m (wp))

EN-SUITE

comprising fully tiled walk in shower, WHB set in vanity unit, WC, black wall radiator.

UTILITY ROOM

having sink, low level units, plumbed for automatic washing machine, space for tumble dryer.

LANDING

bright landing having laminate wooden floor.

BEDROOM 2

12'6" x 11'2" (3.81m x 3.40m)

built in storage, laminate wooden floor.

BEDROOMS 3

10'4 x 11'2" (3.15m x 3.40m)

built in storage cupboards.

BATHROOM

comprising free standing bath, fully tiled shower, twin WHB set in vanity units, remaining walls half tiled, tiled floor.

EXTERIOR FEATURES

Neat lawn to front stocked with mature plants, trees and shrubs.

Paved patio to rear leading to enclosed lawn.

GARAGE

having up and over door.

ESTIMATED ANNUAL RATES:

£2015.00 (JULY '26)

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