

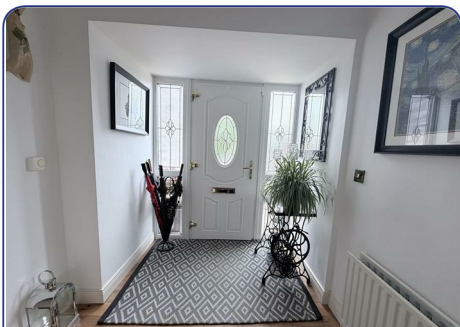
£269,950

FOR SALE



15 Cadogen Park, L'derry, BT47 5QW

- DETACHED RANCH STYLE BUNGALOW
- PVC TRIPLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- LAWN TO FRONT
- DRIVEWAY
- COMPOSITE FRONT DOOR
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING



## ACCOMMODATION

### HALLWAY

Having wooden floor, cloaks cupboard, understair storage.

### LOUNGE/DINING

22' x 10'10 (6.71m x 3.30m)

Having wooden floor, attractive fireplace with gas inset, open plan to kitchen

### KITCHEN

11'9 x 11'2 (3.58m x 3.40m)

Having range of eye and low level units, 'Rangemaster' cooking centre, 'Rangemaster' extractor hood, 'Belfast' sink with mixer taps, plate rack, integrated dishwasher, space for fridge freezer, tiled floor.

### REAR HALLWAY/PANTRY

### BEDROOM (1)

13'2 x 10'2 (4.01m x 3.10m)

Having double built in wardrobe

### BEDROOM (2)/FAMILY ROOM

13'5 x 9'5 (to widest points) (4.09m x 2.87m (to widest points))

### BEDROOM (3)

9'5 x 8'6 (2.87m x 2.59m)

### BATHROOM

Comprising bath with electric shower over, part tiling around bath, shower screen, remaining walls, 1/2 tiled, WHB, WC, tiled floor.

### FIRST FLOOR

### LANDING

Having walk in storage cupboard

### SHOWER ROOM

Comprising fully tiled walk in shower, WHB, WC, tiled floor

### BEDROOM (4)

14'5 x 12'10 (to widest points) (4.39m x 3.91m (to widest points))

access to attic storage.

### BEDROOM (5)/DRESSING ROOM

13'9 x 6'11 (4.19m x 2.11m)

Walk in dressing area

### EXTERIOR FEATURES

Neat lawn to front bordered by pillars and wall.

Paved patio area to rear with paved paths, steps leading to raised rockery.

Covered pergola.

### GARAGE

20'2 x 9'4 (6.15m x 2.84m)

Having roller door, light and power points, PVC window and door to rear.

### ESTIMATED ANNUAL RATES:

£1344 APPROX(JULY 2026)

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