

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel  
Henry**  
ESTATE AGENTS

£169,950

**FOR SALE**



**73 Ardmore Road, Londonderry, BT47 3RA**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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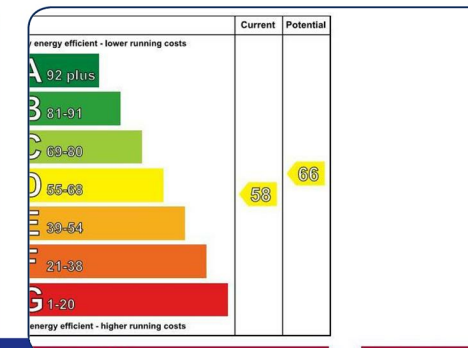
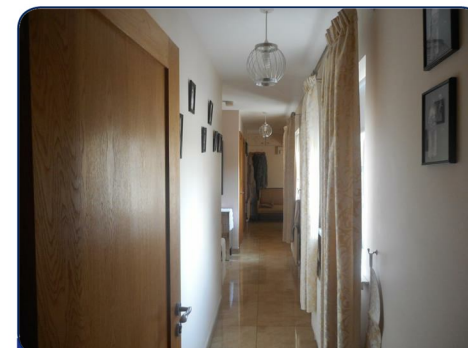
- DETACHED BUNGALOW
- 4 BEDROOMS/ 2 RECEPTIONS/3 ENSUITES
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC WINDOWS & DOORS
- SOLID OAK INTERNAL DOORS
- FLOORED ROOF SPACE
- ALARM SYSTEM INSTALLED
- SECURITY CAMERA
- BLINDS INCLUDED IN SALE
- EPC RATING D

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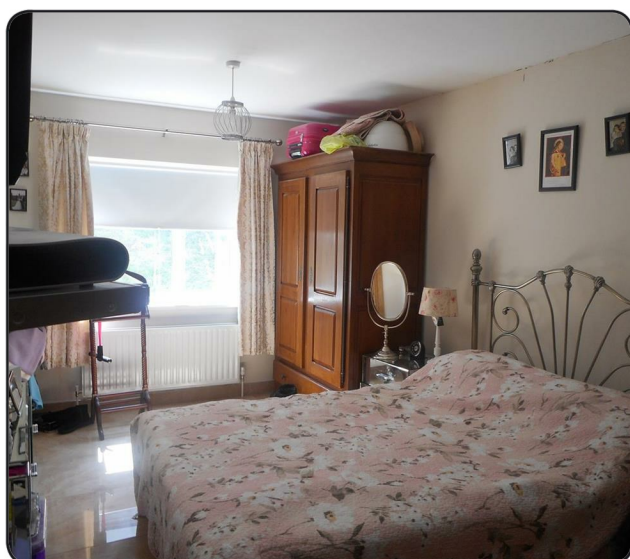
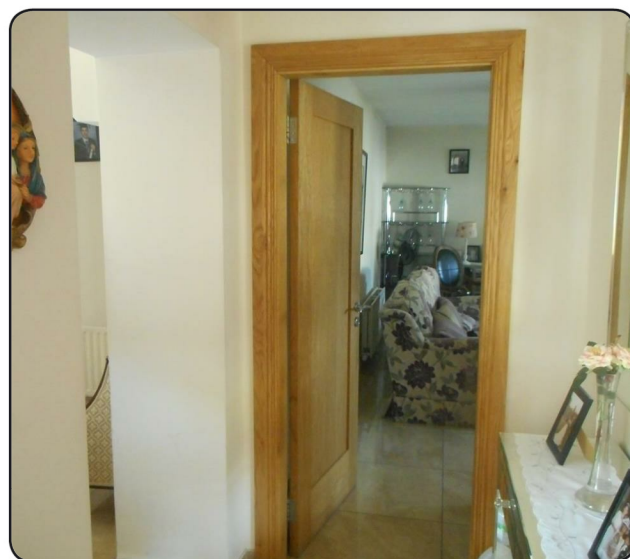
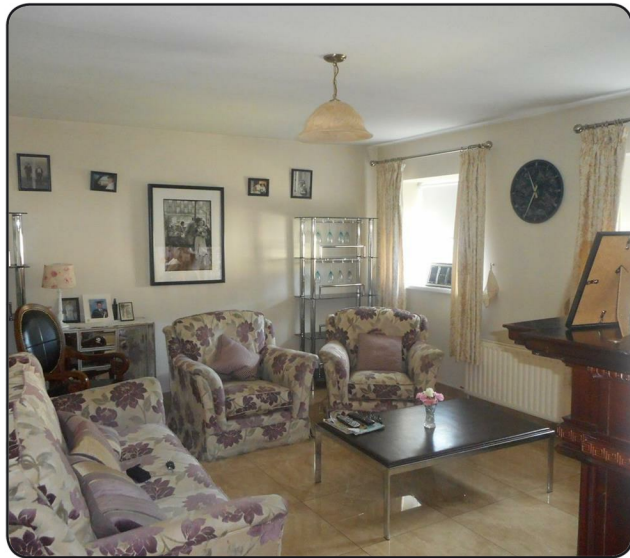
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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having hotpress, tiled floor.

### FAMILY ROOM

14' x 10'4" (to widest points) (4.27m x 3.15m (to widest points))

Having fireplace with mahogany surround with tiled inset and hearth, tiled floor.

### LOUNGE

17'1" x 14' (to widest points) (5.21m x 4.27m (to widest points))

Having fireplace with mahogany surround with tiled inset and hearth, tiled floor.

### BEDROOM (1)

9'1" x 7'7" (2.77m x 2.31m )

Having tiled floor.

### KITCHEN

12'5" x 8'11" ( 3.78m x 2.72m )

Having 1 1/2 single drainer stainless steel sink unit with mixer taps, 'Neff' oven, 'Indesit' Stainless steel extractor hood, tiling around, larder, space for fridge/freezer, recessed lighting, telephone point, tiled floor.

### SHOWER ROOM

Comprising of PVC cladding to wall in electric shower, WC, WHB with vanity unit with storage, tiled floor.

### BEDROOM (2)

12'11" x 7'1" (3.94m x 2.16m)

### EN SUITE

Comprising of walk in electric power shower with PVC cladding, WC, WHB, tiled floor.

### BEDROOM (3)

19'1" x 19'8" ( 5.82m x 5.99m)

Having tiled floor.

### EN SUITE

Comprising of walk in electric power shower, PVC cladding to walls, WC, WHB, extractor fan.

### BEDROOM (4)

14'11" x 9'1" (4.55m x 2.77m)

Having tiled floor.

### EN SUITE

Comprising of walk in shower with PVC cladding to walls, WHB, WC, extractor fan.

### KITCHEN/DINING

19'2" x 11'1" (5.84m x 3.38m)

Having 1 1/2 single drainer stainless steel sink unit with mixer taps, integrated fridge/freezer, 'Neff' oven with hotplate, 'Hotpoint' hob with stainless steel extractor hood, recessed lighting, lighting on kickboard, tiled floor, French doors.

### EXTERIOR FEATURES

Garden to front & side.

Tarmac driveway.

Outside light and taps.