

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel**  
**Henry**  
ESTATE AGENTS

£182,500

**FOR SALE**



**50 The Beeches, Derry/Londonderry, BT47 3XS**

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- VIEWS OVER OPEN COUNTRYSIDE
- AWAITING EPC

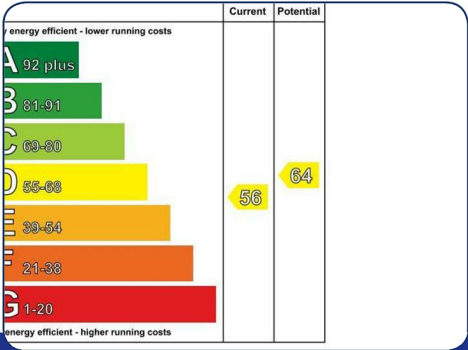
**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel**  
**Henry**  
ESTATE AGENTS

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

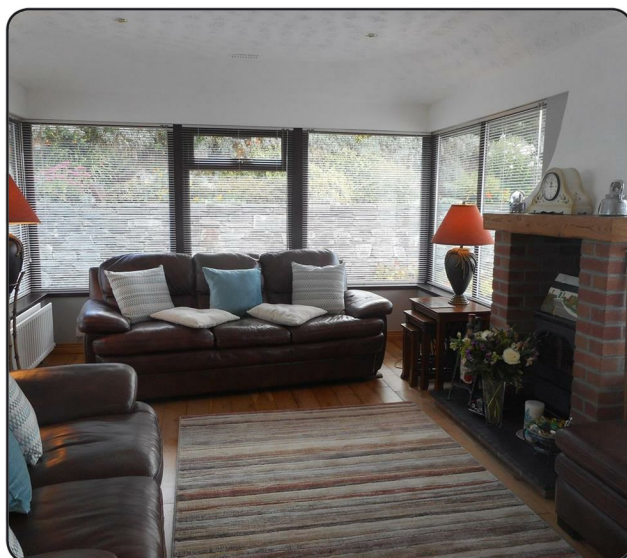
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having hotpress, cloaks cupboard.

### LOUNGE

18'7" x 12'7" (5.66m x 3.84m)

Having attractive fireplace with granite hearth, gas fire, wall light points.

### KITCHEN

12'3" x 10'7" (3.73m x 3.23m)

Having excellent range of eye and low level units, matching pelmet over window with concealed lighting, matching extractor hood, integrated fridge/freezer and dishwasher, larder cupboard, glazed display shelves, tiling between units, tiled floor.

### OPEN PLAN TO DINING AREA

12' x 9'9" (3.66m x 2.97m)

Having recessed lighting, laminated wooden floor.

### SUNROOM

18' x 12'7" (5.49m x 3.84m)

Having multi fuel stove set in brick surround, recessed ceiling lighting, wall light points, wooden floor.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

### BEDROOM (1)

13'11" x 9'4" (4.24m x 2.84m)

### BEDROOM (2)

13' x 9'6" (3.96m x 2.90m)

Having laminated wooden floor.

### BEDROOM (3)

13'8" x 9'9" (to widest points) (4.17m x 2.97m (to widest points))

Having laminated wooden floor.

### BEDROOM (4)

10'5" x 9'5" (into built in wardrobes) (3.18m x 2.87m (into built in wardrobes))

Having wall to wall storage.

### BATHROOM

Comprising of bath. walk in electric shower, WC, WHB with vanity unit, recessed lighting, tiled walls and floor.

### EXTERIOR FEATURES

INTEGRAL GARAGE 21' X 11'8" Having electric roller door, light and power points.

Neat lawn to front.

Tarmac driveway.

Paved patio area.

Decked patio area.

Raised rockery to rear stocked with abundance of plants and shrubs.

Stone wall to side and rear.

Garden shed.

