

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

www.danielhenry.co.uk
www.propertypal.com

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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.

Daniel
Henry
ESTATE AGENTS

£159,950

FOR SALE



41 Carnanreagh Road, Londonderry, BT47 4AU

- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- DETACHED GARAGE
- BEAM HOOVER SYSTEM
- ATTIC SUITABLE FOR CONVERSION
- OUTBUILDINGS
- PADDOCK TO REAR



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having hotpress and tiled floor.

LOUNGE

16' x 12'8 (4.88m x 3.86m)

Having attractive fireplace, wooden ceiling and laminated wooden floor.

KITCHEN / DINING AREA

18'10" x 11' (to widest points) (5.74m x 3.35m (to widest points))

Having range of eye and low level units, tiling between units, leaded glass display cupboards, Stanley cooker, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, plumbed for washing machine, ample dining space, tiled floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine, toilet and whb off.

BEDROOM 1

12'4" x 9'4" (3.76m x 2.84m)

BEDROOM 2

12'11" x 9'11" (into wardrobes) (3.94m x 3.02m (into wardrobes))

Having wall to wall built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 3

10'7" x 9'11" (3.23m x 3.02m)

Having laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, walk in shower, fully tiled walls and floor.

EXTERIOR FEATURES

GARAGE 24' x 16'6" Having roller door, light and power points.

Neat lawns to front and side.

Concrete yard to rear.

Separate laneway with access to shed and paddock to rear.

Multi purpose shed with roller door, light and power points. Approx 45' x 30'

Slurry Tank approx 60' x 30' shuttered with slats.

Approx 1/2 acre paddock.