

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

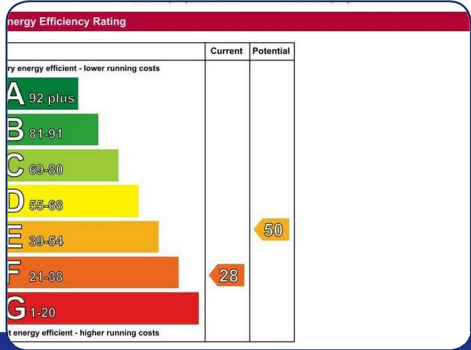
£160,000

FOR SALE



26 Clonliffe Park, Culmore, BT48 8NT

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PANELLED INTERNAL DOORS
- MOSTLY WOODEN FLOORS
- EPC RATING F



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FREE

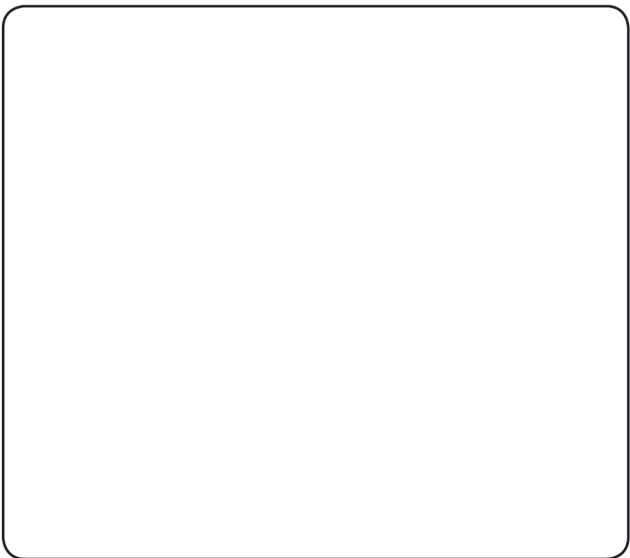
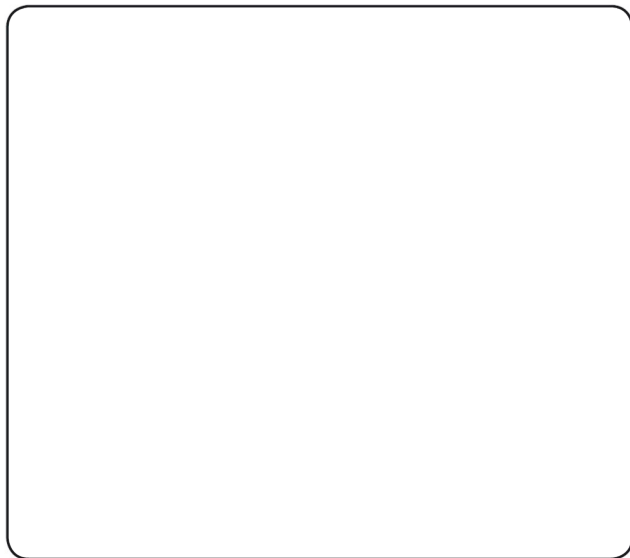
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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having tiled floor.

LOUNGE

17'4" x 11'8" (to widest points) (5.28m x 3.56m (to widest points))
Having fireplace with mahogany surround, tiled hearth and inset, wooden floor.

KITCHEN/DINING

11'9" x 10'10" (3.58m x 3.30m)
Having range of eye and low level units, tiling between units, 1 1/2 coloured sink unit with mixer taps, wired for cooker, extractor hood, space for fridge/freezer, tiled floor.

UTILITY ROOM

7'8" x 7' (2.34m x 2.13m)
Having eye and low level units, coloured sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor.

SHOWER ROOM

Comprising of fully tiled walk in shower, WHB, WC, low level units, tiling around, partly tiled walls, tiled floor.

BEDROOM/DINING (3)

15'9" x 9'5" (4.80m x 2.87m)
Having wooden floor.

BEDROOM (4)

15'9" x 8'6" (to widest points) (4.80m x 2.59m (to widest points))
Having wooden floor.

BEDROOM (5)

9'10" x 9'10" (3.00m x 3.00m)
Having wooden floor.

FIRST FLOOR

Landing having storage cupboard, wooden floor.

SEPARATE WHB & WC

Having WHB with vanity unit with tiling around, WC, hotpress.

BEDROOM (1)

14'3" x 11'2" (to widest points) (4.34m x 3.40m (to widest points))
Having built in wardrobe, wooden floor.

BEDROOM (2)

12'6" x 9'11" (to widest points) (3.81m x 3.02m (to widest points))
Having built in wardrobe.

EXTERIOR FEATURES

GARAGE
Garden to front.
Concrete driveway.
Garden to rear enclosed by fence.
Patio to rear.