

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£139,950

FOR SALE



26 Woodvale Road, Eglinton, BT47 3AH

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- EPC RATING F

VIEWING STRICTLY BY APPOINTMENT ONLY

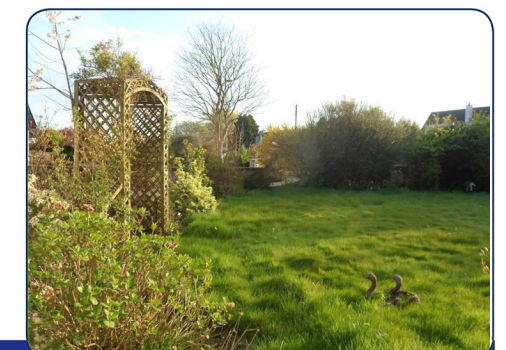
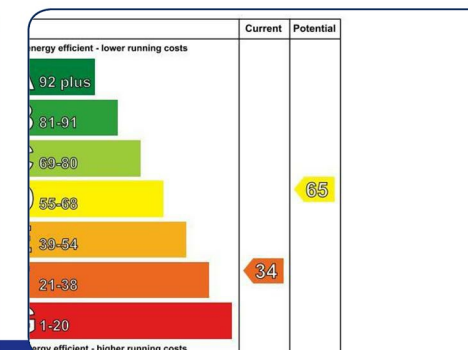
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**ACCOMMODATION**

**HALLWAY**

Having cloaks cupboard with storage over, hotpress.

**LOUNGE (L-SHAPED)**

20' x 12' (6.10m x 3.66m)

Having fireplace, ceiling cornicing, recessed lighting, open plan to Dining Area.

**DINING AREA**

11'7" x 7'10" (3.53m x 2.39m)

**STUDY**

9'10" x 8'10" (3.00m x 2.69m)

**KITCHEN**

14'2" x 12'10" (to widest points) (4.32m x 3.91m (to widest points))

Having range of eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher.

**BEDROOM (1)**

12'5" x 9'7" (3.78m x 2.92m)

Having built in wardrobes with cupboards over, storage cupboards and Dressing table.

**BEDROOM (2)**

11'11" x 9'2" (3.63m x 2.79m)

**BEDROOM (3)**

9'7" x 8'9" (2.92m x 2.67m)

**BATHROOM**

Comprising bath with electric shower over, whb and wc, fully tiled walls, tiled floor.

**EXTERIOR EFATURES**

**GARAGE** 16'3" x 9'11" - Having up and over door, light and power points. Store with light and power points.

Lawns to front and rear.

Paved patio area.

Burner store.