

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£165,000

FOR SALE



7 Ardlough Road, Drumahoe, BT47 5SW

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux attic windows and garage)
- PVC FASCIA
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

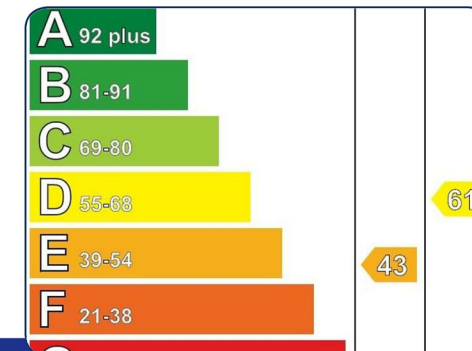
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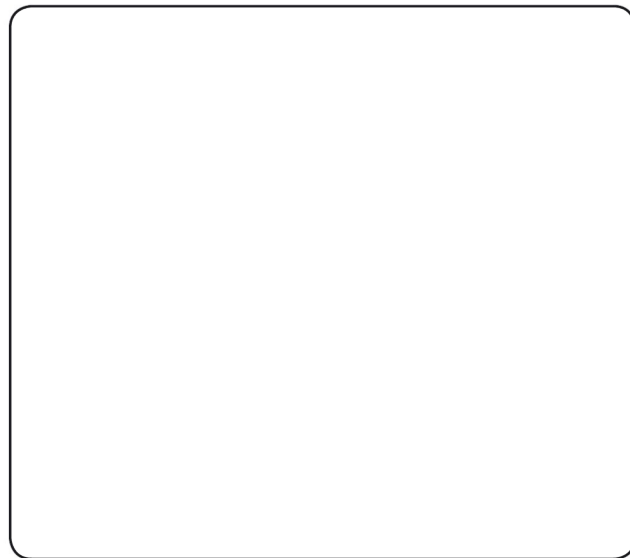
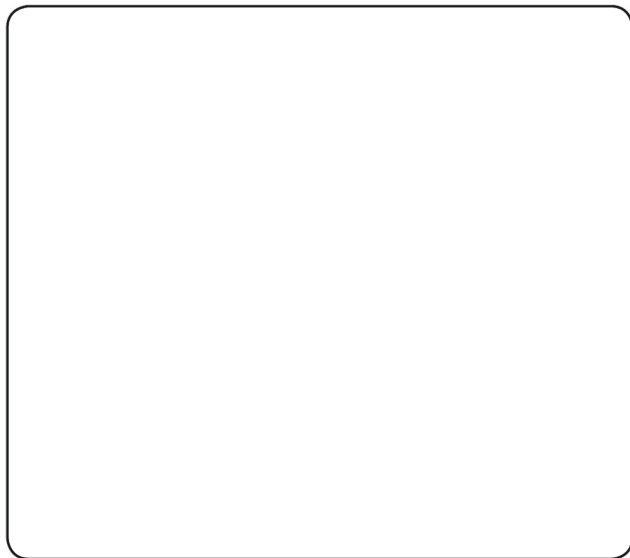




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**ACCOMMODATION**

**PORCH**

Having tiled floor.

**HALLWAY**

Having ceiling beams, display shelving, storage cupboards, partly tiled floor.

**LOUNGE/BEDROOM (4)**

13'2" x 11'3" (4.01m x 3.43m)

**FAMILY ROOM/DINING**

19'7" x 11'3" (5.97m x 3.43m)

Having fireplace, glazed door to hallway, French doors to side, glazed door to Kitchen.

**KITCHEN**

14'3" x 10'6" (4.34m x 3.20m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, display shelves, wine rack, plumbed for washing machine, space for fridge/freezer, extractor hood, ceiling beams, tiled floor.

**BEDROOM (1)**

11'3" x 10'11" (3.43m x 3.33m)

**BEDROOM (2)**

11'3" x 10'1" (3.43m x 3.07m )

Having built in wardrobe.

**BEDROOM (3)**

10'1" x 9'7" (3.07m x 2.92m)

**BATHROOM**

Comprising of bath, WHB, WC, fully tiled walk in shower, 1/2 tiled walls, tiled floor.

**EXTERIOR FEATURES**

GARAGE 21' X 17'6" Having double doors, light and power points.

Lawns to front and rear.

Driveway to side.