

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



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

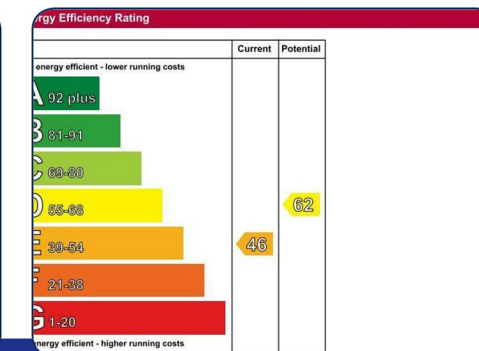
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

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

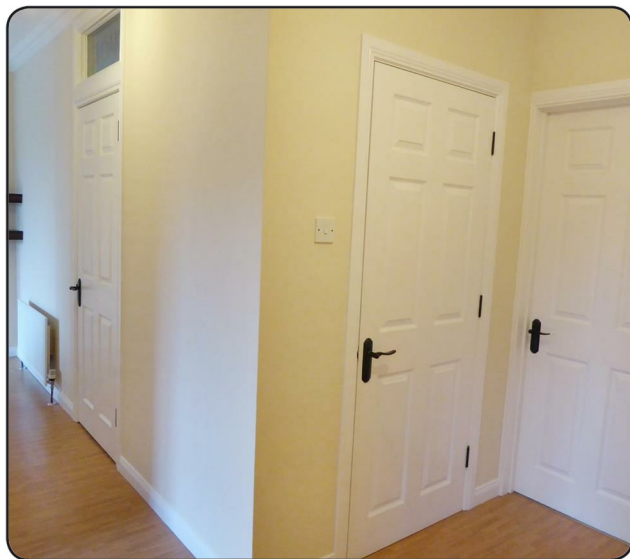


35 Glencosh Road, Donemana, BT82 0LY

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING FROM STANLEY COOKER
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- CCTV CONNECTORS
- EPC RATING E



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALL

Having cloaks cupboard, walk in hotpress, ceiling corning, partly tiled floor, remaining hallway laminated wooden floor.

LOUNGE

18'1" x 11'8" (to widest points) (5.51m x 3.56m (to widest points))

Having attractive fireplace with 'Stanley Oisin' Multi fuel stove, wall light points, double doors to Sunroom.

SUNROOM

17'2" x 16'5" (5.23m x 5.00m)

Having ceiling corning, tiled floor, French doors to decking, heater, air con, double doors to Kitchen.

KITCHEN/DINING

21'9" x 11' (6.63m x 3.35m)

Having range of eye and low level units, tiling between units, glazed display cupboards with matching pelmet over window 1 1/2 bowl stainless steel sink unit with mixer taps, tiled floor, ample dining space.

UTILITY ROOM

Having eye and low level units, tiling between units, sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

MASTER BEDROOM (1)

12'11" x 10'4" (into built in wardrobes) (3.94m x 3.15m (into built in wardrobes))

Having built in wall to wall wardrobes and drawers with sliding mirror doors, recessed lighting, laminated wooden floor.

ENSUITE

Comprising of walk in electric shower with PVC cladding to walls, tiled floor.

BEDROOM (2)

11'6" x 10'4" (3.51m x 3.15m)

Having built in wardrobes, cupboard drawers, laminated wooden floor.

BEDROOM (3)

13' x 11'9" (to widest points) (3.96m x 3.58m (to widest points))

Having laminated wooden floor.

BEDROOM (4)

11'5" x 9'9" (3.48m x 2.97m)

Having laminated wooden floor.

BATHROOM

Comprising of bath with handles, walk in shower cubicle, WHB, WC, recessed lighting, 1/2 height PVC cladding to walls.

OFFICE

15'11" x 11'8" (4.85m x 3.56m)

Having burner store, wooden ceiling, 2 double radiators, laminated wooden floor.

EXTERIOR FEATURES

GARAGE 18'11" X 14' Having roller door, light and power points, side window.

Neat lawns to front and side.

Walled to front with double entrance gates.

Lawns stocked with abundance of mature plants, trees and shrubs.

Driveway.

Ample Parking.

Concrete yard to rear.

Decked patio.

