

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£239,950

FOR SALE



106 Dellwood, Eglinton, BT47 3XF

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- CUL DE SAC LOCATION
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

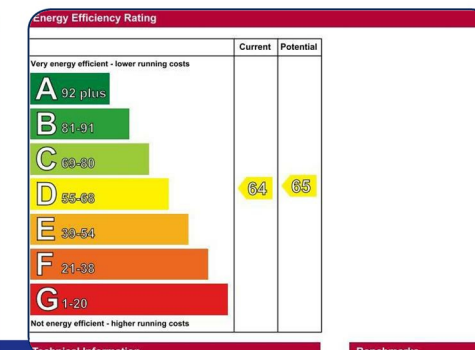
Agent: **Daniel Henry (Waterside)**
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk

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ESTATE AGENTS

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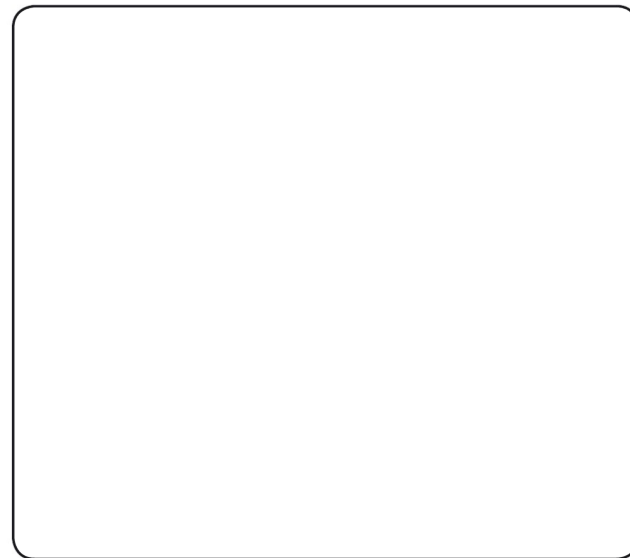
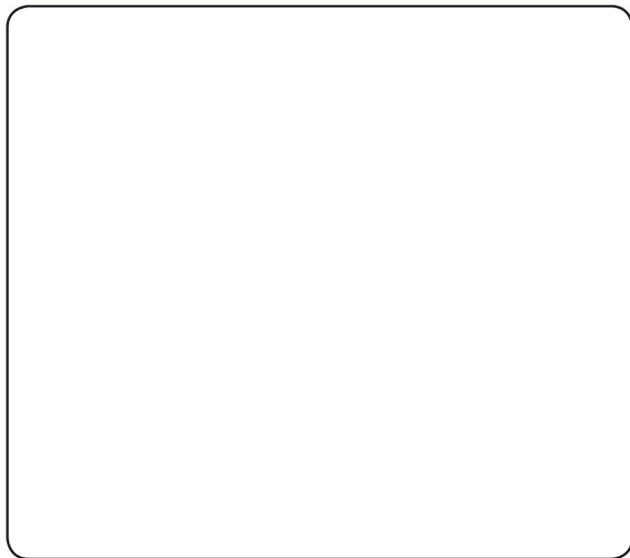
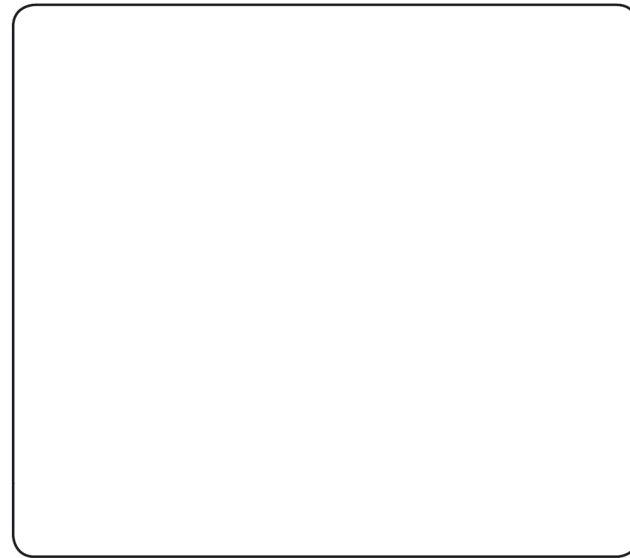
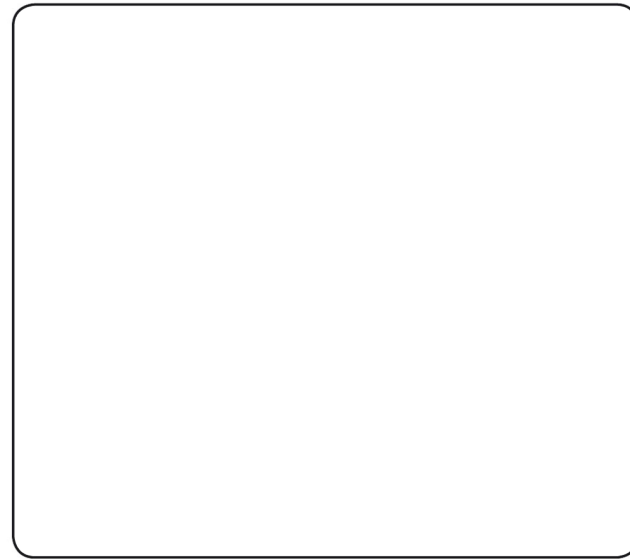


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ACCOMMODATION

HALL

Having laminated wooden floor.

GUEST WHB & WC

Having WHB, WC, 1/2 tiled walls, tiled floor.

LOUNGE

23' x 12'8" (7.01m x 3.86m)

Having attractive fireplace.

FAMILY ROOM

11'8" x 10'8" (3.56m x 3.25m)

Having laminated wooden floor.

DINING ROOM

11'8" x 10'8" (3.56m x 3.25m)

Having French doors leading to paved patio area and rear garden.

KITCHEN

15'5" x 11'11" (4.70m x 3.63m)

Having range of eye and low level units, matching dresser, tiling between units, stainless steel sink unit set in granite worktop, 'Britannia' cooking centre with gas hob, electric underoven, stainless steel extractor hood, integrated fridge/freezer, ample dining space, tiled floor.

UTILITY ROOM

Having space for tumble dryer, plumbed for washing machine, tiled floor.

FIRST FLOOR

Landing having hotpress.

MASTER BEDROOM (1)

15'2" x 12'9" (to widest points) (4.62m x 3.89m (to widest points))

Having door to Bathroom.

BATHROOM

Comprising of 'Jacuzzi' style corner bath, fully tiled walk in power shower, WHB, WC, laminated wooden floor.

BEDROOM (2)

12'5" x 10'9" (to widest points) (3.78m x 3.28m (to widest points))

ENSUITE

Comprising of fully tiled walk in electric shower, WHB, WC.

BEDROOM (3)

12' x 11'9" (3.66m x 3.58m)

BEDROOM (4)

12'2" x 7'9" (3.71m x 2.36m)

Having triple built in wardrobes.

EXTERIOR FEATURES

INTEGRAL GARAGE 19'2" X 11'3" Having roller door, light and power points, WHB.

Neat lawns to front and rear.

Tarmac driveway.

Paved patio area to rear.

Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1554.13 (Nov 2019)