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**Daniel**  
**Henry**  
ESTATE AGENTS

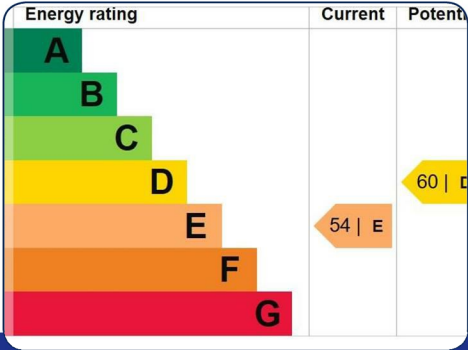
£195,000

**FOR SALE**



**48 Abbeydale, Derry/Londonderry, BT47 6YY**

- DETACHED CHALET BUNGALOW
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- PVC FACIA & GUTTERING
- BLINDS INCLUDED IN SALE
- OAK SKIRTING, ARCHITRAVE & INTERNAL DOORS DOWNSTAIRS
- EPC RATING E



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALL

Having cloaks cupboard, hotpress, tiled floor.

### LOUNGE

16'11" x 13'8" (to widest points) (5.16m x 4.17m (to widest points))

Having attractive fireplace, wall light points, laminated wooden floor.

### KITCHEN

18'8" x 13'6" (to widest points) (5.69m x 4.11m (to widest points))

Having range of eye and low level units, matching pelmet over window, glazed display units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated dishwasher, 'Rangemaster' cooking centre, extractor canopy with lights, tiled floor, dining space, French doors to rear.

### UTILITY ROOM

9'8" x 8'3" (2.95m x 2.51m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, vented for tumble dryer, space for fridge/freezer, tiled floor.

### BEDROOM (3)

11'8" x 9'4" (3.56m x 2.84m )

Having built in wardrobes with sliding mirror doors.

### BEDROOM (4)

11'8" x 9'8" (3.56m x 2.95m)

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

### BATHROOM

Comprising of bath, walk in electric shower, WHB, WC, fully tiled walls and floor.

### FIRST FLOOR

Landing.

### BEDROOM (1)

12'2" x 11'7" (3.71m x 3.53m)

Having recessed lighting.

### BEDROOM (2)

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

Having recessed lighting.

### SHOWER ROOM

Comprising of tiled walk in electric shower, WHB set in vanity unit, WC, fully tiled walls.

### EXTERIOR FEATURES

GARAGE 19'8" X 9'8" Having roller door, light and power points, side door.

Lawns to front, side and rear bordered by fence and gates.

Enclosed drying area to side.

Paved patio area to rear.

2 garden sheds.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1130.28 (Jan 2020)

