

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



FREE

Mortgage Advice

Have a no obligation chat with

DAVIS R J KERNOHAN

CERT CII (MP)

MORTGAGE BROKER



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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

£210,000

**FOR SALE**

**7 Lismacarol Park, Drumahoe, BT47 3XT**

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT PORCH, VELUX AND GARAGE)
- TARMAC DRIVEWAY
- CARPETS AND BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING - F

Rating	Score
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating: F (29)  
Target Rating: 48

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**ACCOMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having understairs storage.

**SHOWER ROOM**

Comprising of walk in shower, WHB, WC.

**ARCHWAY TO DINING FROM HALLWAY**

12'9" x 9'9" (3.89m x 2.97m)

Having door to lawn.

**LOUNGE**

19'5" x 12' (5.92m x 3.66m )

Having tiled fireplace, corner window.

**KITCHEN**

16'2" x 9'8" (4.93m x 2.95m )

Having eye and low level units, tiling between units, stainless steel sink unit with mixer taps, hob, double oven, extractor hood, dining space.

**UTILITY**

12'3" x 7'9" (3.73m x 2.36m )

Single drainer stainless steel sink unit with mixer taps, low level units, plumbed for automatic washing machine, hotpress, 1/2 tiled walls.

**LANDING**

**FAMILY ROOM**

14'10" x 9'9" (to widest points) (4.52m x 2.97m (to widest points) )

Brick fireplace with tiled hearth, laminated wooden floor.

**BEDROOM (1)**

13'9" x 9'8" (to widest points) (4.19m x 2.95m (to widest points))

Into built in wardrobes, wall to wall built in wardrobes, with cupboards over.

**BEDROOM (2)**

11'10" x 9'9" (3.61m x 2.97m)

**BEDROOM (3)**

9'9" x 8'5" (2.97m x 2.57m )

**BATHROOM**

Comprising of bath with handle, WHB, set in vanity unit, WC, fully tiled walk in shower, fully tiled walls.

**LANDING**

Access to attic.

**BEDROOM (4)**

12' x 11'4" (to widest points) (3.66m x 3.45m (to widest points))

Access to attic storage.

**BEDROOM (5)**

13'3" x 9'8" (4.04m x 2.95m)

**EXTERIOR FEATURES**

GARAGE (21' x 10'7") - Having up and over door, light and power points, rear window.

Extensive lawns to front and rear.

Bordered to front by wall, hedge and fence.

Rear lawn bordered by wall and double entrance gates.

**ESTIMATED ANNUAL RATES**

Estimated Annual Rates: £1507.04 (Feb 2020)

