

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£225,000

FOR SALE



83 Dellwood, Eglinton, BT47 3XF

- DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- OIL FIRED AND SOLID FUEL HEATING
- SECURITY SYSTEM INSTALLED
- BRICK PAVIA DRIVEWAY
- LAWNS TO FRONT, SIDE & REAR
- EPC RATING - D

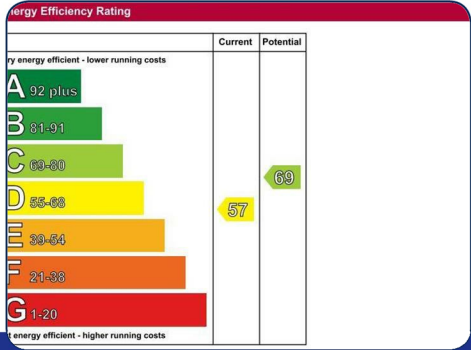
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

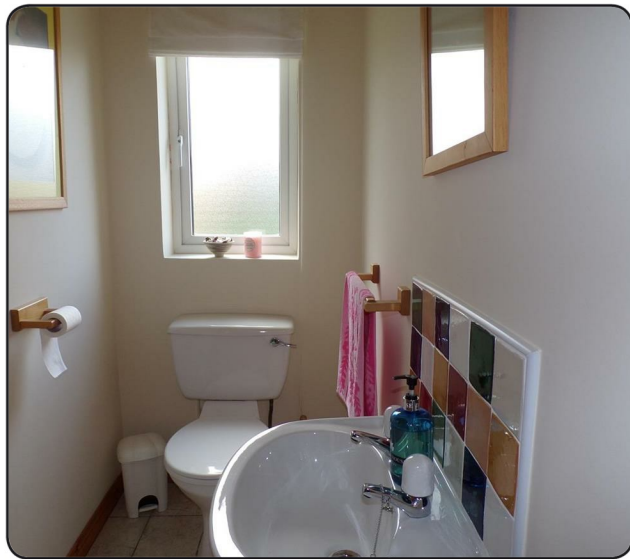


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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



ACCOMODATION

HALL

Having semi-solid wooden floor.

GUEST TOILET & WHB

Having tiled floor.

LOUNGE

22' x 12'2" (6.71m x 3.71m)
Having attractive fireplace, "Sperrin" glass front fire, semi-solid wooden floor.

DINING ROOM

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

FAMILY ROOM

12'2" x 9'8" (3.71m x 2.95m)
Having double doors to hallway, door to kitchen.

KITCHEN

13'2" x 12'2" (4.01m x 3.71m)
Having eye and low level units, hob, underoven, extractor hood, plumbed for dishwasher, space for fridge, tiling between units, dining space, tiled floor.

UTILITY

Having sink unit, plumbed for automatic washing machine, tiled floor.

LANDING

Having hotpress.

MASTER BEDROOM

15'4" x 11'1" (4.67m x 3.38m)

ENSUITE

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

BEDROOM (2)

14'9" x 12'2" (4.50m x 3.71m)

BEDROOM (3)

15'6" x 10'8" (4.72m x 3.25m)

BEDROOM (4)

9'8" x 8'6" (2.95m x 2.59m)

BATHROOM

Comprising of tiled walk in shower, WHB, WC, bath, tiled floor.

EXTERIOR FEATURES

GARAGE - (17' x 10'9") - Having electric roller door, light and power points.
Neat lawns to front, side and rear.
Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £ 1459.94 (March 2020)

