

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel
Henry**
ESTATE AGENTS

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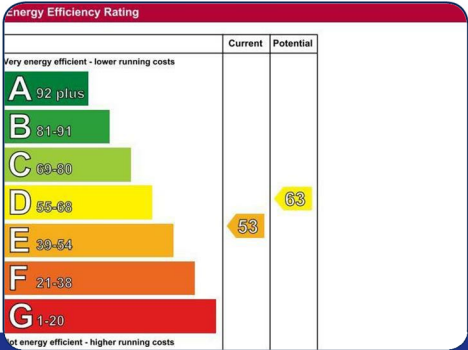
£299,950

FOR SALE



1a Altnagelvin Park, Derry/Londonderry, BT47 2LT

- DETACHED SPLIT LEVEL HOUSE
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- EPC RATING E



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ACCOMMODATION

GROUND FLOOR

HALL

Having laminated wooden floor.

GUEST TOILET & WHB

Having WHB set in vanity unit, ceiling cornicing, laminated wooden floor.

FAMILY ROOM

12'2" x 11'4" (3.71m x 3.45m)

Having built in book shelving and storage, ceiling cornicing.

LOUNGE

21'7" x 13'9" (6.58m x 4.19m)

Having magnificent marble fireplace, cast iron inset, granite hearth, ceiling cornicing, wall light point, double doors to Dining Room.

DINING ROOM

19'3" x 9'8" (5.87m x 2.95m)

Having ceiling cornicing, French doors to rear.

KITCHEN/DINING

24' x 14' (7.32m x 4.27m)

Having range of eye and low level units, matching pelmet over window with lighting, open corner shelving, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, extractor canopy, 'Rayburn' oil fired cooker, integrated dishwasher, tiled floor, ample dining space, matching dresser, recessed lighting.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

OPEN STAIRCASE TO FIRST FLOOR

BEDROOM (1)

12'2" x 12'2" (3.71m x 3.71m)

BEDROOM (2)

12'2" x 9'3" (3.71m x 2.82m)

BEDROOM (3)

12'7" x 9' (3.84m x 2.74m)

Having laminated wooden floor.

BEDROOM (4)

10'11" x 9' (3.33m x 2.74m)

Having range of built in wardrobes.

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC, recessed lighting, fully tiled walls and floor.

OPEN STAIRCASE TO LOWER GROUND FLOOR

SPACIOUS HALLWAY

MASTER BEDROOM (5)

21'4" x 12'2" (6.50m x 3.71m)

ENSUITE

Comprising of shower, WHB set in vanity unit, WC, recessed ceiling lighting, fully tiled walls and floor.

BEDROOM/STUDY (6)

12' x 11' (3.66m x 3.35m)

Having laminated wooden floor.

EXTERIOR FEATURES

DOUBLE GARAGE 24'6" X 21'4" Having roller doors, light and power points, side door.

Manicured lawns to front and side stocked with abundance of plants trees and shrubs etc.

Brick Pavia Parking bays

Tarmac driveway.

Ample Car Parking

Patio area.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £2025.08 (June 2020)

