

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

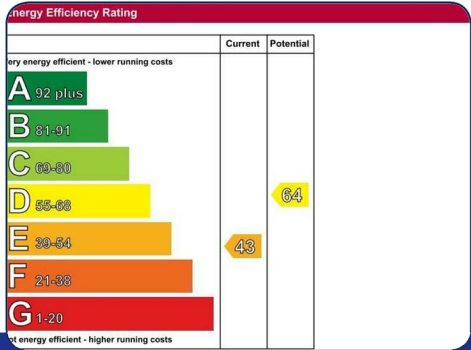
£140,000

FOR SALE



40 Ross Bay, Derry/Londonderry, BT47 6JG

- SEMI-DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION
- VIEWS OF RIVER FROM FIRST FLOOR
- EPC RATING E



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ACCOMMODATION

SUN PORCH

Having tiled floor

HALLWAY

Having understair storage and cloaks cupboard

LOUNGE/DINING

23'11" x 11'9" (to widest points) (7.29m x 3.58m (to widest points))

Having ceiling cornicing, tiled fireplace

KITCHEN

11' x 8'7" (3.35m x 2.62m)

Having eye and low level units, double drainer stainless steel sink uni with mixer taps, wired for a cooker, plumbed for a washing machine, space for a fridge

SHOWER ROOM

Comprising double width walk in electric shower, WHB, WC, fully tiled walls

BEDROOM (1)

10'9" x 10'1" (to widest points) (3.28m x 3.07m (to widest points))

Built in wardrobes with sliding doors

FIRST FLOOR

LANDING

Having hotpress

Toilet & WHB off

BEDROOM (2)

10'2" x 9'11" (3.10m x 3.02m)

BEDROOM (3)

11'1" x 11' (3.38m x 3.35m)

Having built in wardrobes

EXTERIOR FEATURES

Covered drying area with PVC doors to front and rear leading to garage

Garage

Neat lawns to front and rear

Bordered to rear by mature hedge, scrubs etc

Greenhouse

Lawn to front bordered by wall

GARAGE

15'11" x 8'11" (4.85m x 2.72m)

Having up and over doors

Light and power points

FUEL STORE

BOILER STORE

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1197.87 (June 202)

