

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

€270,000

FOR SALE



Dernacally, Carrigans,

- DETACHED HOUSE IN THE COURSE OF CONSTRUCTION
- SET ON APPROX 1/2 ACRE SITE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- €25,000 PC SUMS
- AWAITING BER



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ACCOMMODATION

HALLWAY

Having attractive staircase to first floor, cloaks cupboard, recessed lighting, tiled floor.

LOUNGE

16'3" x 13'2" (to widest points) (4.95m x 4.01m (to widest points))

KITCHEN

21'2" x 13'4" (6.45m x 4.06m)

Having recessed lighting.

SUNROOM

11'5" x 10'3" (3.48m x 3.12m)

BEDROOM (5)

10'8" x 10'5" (3.25m x 3.18m)

PLUMBED FOR ENSUITE

UTILITY ROOM

10'8" x 7'8" (3.25m x 2.34m)

Having tiled floor.

GUEST WHB & WC

Having cloaks cupboard, tiled floor.

FIRST FLOOR

Landing

MASTER BEDROOM (1)

15'4" x 13'8" (4.67m x 4.17m)

Having door to Bathroom, patio doors to balcony with views of River Foyle and open countryside

BATHROOM

Plumbed for bath, shower, WHB, WC,

DRESSING ROOM

14' x 13'6" (4.27m x 4.11m)

Leading to Ensuite.

ENSUITE

Plumbed for shower, WHB, WC.

BEDROOM (3)

11'1" x 10'9" (3.38m x 3.28m)

BEDROOM (4)

11'1" x 10'9" (3.38m x 3.28m)

EXTERIOR FEATURES

Neat lawns to front, side and rear.

Gravel driveway with double entrance gates and stone pillars.

