

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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

Daniel
Henry
ESTATE AGENTS

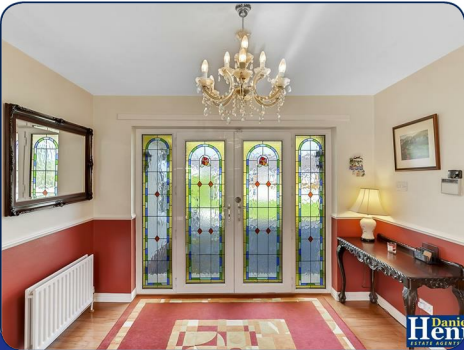
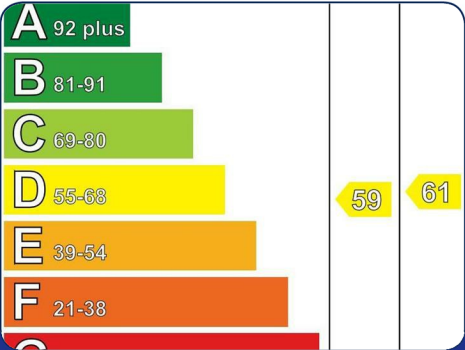
£320,000

FOR SALE



18 Caw Hill Park, Limavady Road, BT47 6LU

- DETACHED BUNGALOW ON GENEROUS SITE
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT, BACK & FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- EXTENSIVE TARMAC PARKING
- SECURITY SYSTEM INSTALLED
- EPC RATING D



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALL

Having Stained glass front door and side panels, semi solid wooden floor, recessed lighting, cloaks cupboard and hotpress. Open plan to Dining Room.

DINING ROOM

14'8" x 11'4" (4.47m x 3.45m)

Having semi- solid wooden floor, wall light points, french doors to rear.

LOUNGE

19'6" x 15'2" (5.94m x 4.62m)

Having magnificent fireplace with cast iron and tiled inset, granite hearth, gas fire, ceiling cornicing, centre rose, wall light points, tiled floor.

CONSERVATORY

15'7" x 12'3" (4.75m x 3.73m)

having tiled floor, french doors to paved patio area.

STUDY

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

FAMILY ROOM

14'8" x 11'9" (4.47m x 3.58m)

Having attractive fireplace, laminated wooden floor, double doors to conservatory.

KITCHEN/DINING

24'4" x 17' (to widest points) (7.42m x 5.18m (to widest points))

Having range of eye and low units, 1 1/2 bowl stainless steel sink unit with mixer taps, double oven, five ring gas hob,corner extractor canopy, matching pelmet over window, plumbed for dishwasher, centre island with electric point and storage under, wine rack, display shelving, recessed lighting, tiling between units, tiled floor, arch way to dining with Matching dresser, display shelving, breakfast bar and concealed lighting.

UTILITY ROOM

14'2" x 6'11" (4.32m x 2.11m)

Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor. storage cupboard off.

GUEST TOILET

having WC, WHB and tiled floor

MASTER BEDROOM

13'10" x 12'4" (4.22m x 3.76m)

Having range of built in wardrobes with cupboards over, built in headboard, lockers and drawers, recessed lighting, french doors to rear lawn.

EN-SUITE

Comprising shower pod, WHB, WC, 1/2 tiled walls

BEDROOM (2)

13'10" x 12'5" (4.22m x 3.78m)

Having built in wardrobes with sliding mirror doors.

EN-SUITE

Comprising tiled walk in electric shower, WHB, WC, 1/2 tiled walls

BEDROOM (3)

14'2" x 12'5" (4.32m x 3.78m)

Having storage units.

BEDROOM (4)

14' x 12'5" (4.27m x 3.78m)

Having built in wardrobes and drawers, laminated wooden floor.

BATHROOM

Comprising Jacuzzi style corner bath with telephone hand shower to taps, tiled walk in electric shower, WHB, WC, bidet, 1/2 tiled walls, tiled floor, ceiling cornicing

EXTERIOR FEATURES

Neat lawns to front and rear

Bordered to front and side by wall and mature hedging.

Enclosed to rear by gate.

Well stocked rockery to side.

Paved patio area to rear

Barbeque

Charge point for electric car

Exterior electric sensory lighting

DETACHED GARAGE

19'10" x 12'11" (6.05m x 3.94m)

Having electric roller door, light and power points, side window and door

ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £2156.18 APPROX (JULY 2020)

