

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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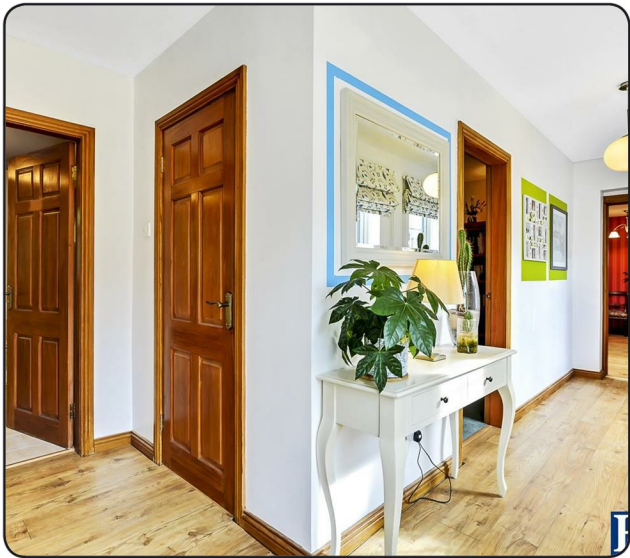
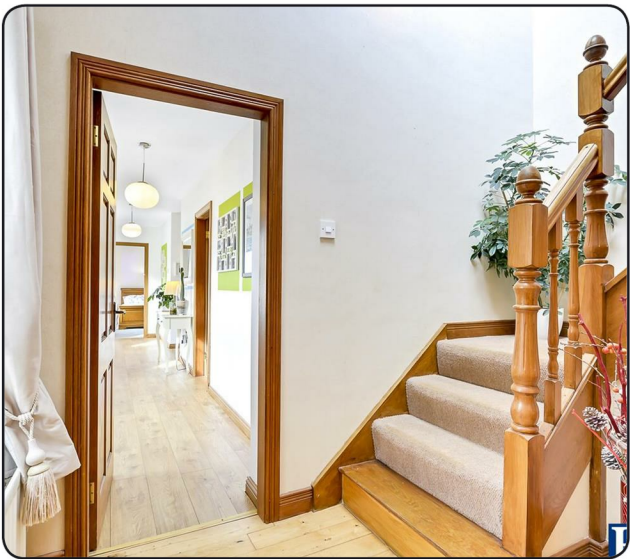
£295,000

FOR SALE

12 Longfield Road, Eglinton, BT47 3PY

- DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC FRONT, BACK & FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- OAK INTERIOR DOORS
- BEAM SYSTEM
- TARMAC DRIVEWAY
- BRICK PAVIA EXTENDED PARKING
- EXTERIOR LIGHTING
- DETACHED GARAGE

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We are delighted to bring to the market this beautifully presented detached Family home. This is a substantial property built to its present owners specification in 2000 and offers excellent bright and spacious accommodation and is finished to a high standard. It stands on a mature plot surrounded by delightful landscaped gardens and is close to the ever popular village of Eglinton where there are all amenities.

EARLY VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

SPACIOUS HALLWAY

having semi-solid oak floor, understair storage, double doors to lounge.

LOUNGE

20'4" x 15'6" (6.20m x 4.72m)

Dual aspect, magnificent fireplace with gas inset and granite hearth.

STUDY

12'9" x 8'8" (3.89m x 2.64m)

FAMILY ROOM

14'5" x 13'10" (4.39m x 4.22m)

Having semi-solid wooden floor, french doors to paved patio, open plan to kitchen.

KITCHEN

17'9" x 14'8" (5.41m x 4.47m)

Having range of eye and low level units, matching pelmet over window with down lighter, matching extractor canopy, 'Belfast' sink set in granite worktop, integrated fridge, 'Aga' cooker with tiled surround, plumbed for dishwasher, ample dining space, tiled floor, walk in larder with tiled floor.

UTILITY ROOM

9'5" x 6'1" (2.87m x 1.85m)

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

REAR HALLWAY

Having laminated wooden floor, walk in hotpress and storage cupboard.

MASTER BEDROOM

19'4" x 13' (to widest points) (5.89m x 3.96m (to widest points))

ENSUITE WET ROOM

Comprising power shower with tiling around, WHB, WC, remaining walls, 1/2 tiled, tiled floor.

BEDROOM (2)

14'11" x 13'7" (into built in wardrobes) (4.55m x 4.14m (into built in wardrobes))

BATHROOM

Comprising Bath, WHB set in vanity unit with storage to sides and down lighter, WC, walk in power shower, tiled floor.

STAIRCASE WITH OAK SPINDLES AND HAND RAIL

SPACIOUS LANDING

Having double storage cupboards, wall light points.

BEDROOM (3)

27'7" x 15'11" (to widest points) (8.41m x 4.85m (to widest points))

With feature port hole window

BEDROOM (4)

17'5" x 15'7" (to widest points) (5.31m x 4.75m (to widest points))

Having Dressing Room off.

BATHROOM

11'4" x 9'7" (3.45m x 2.92m)

Having Bath, WHB set in vanity unit, WC, walk in Power Shower with PVC cladding to walls, tiled floor.

EXTERIOR FEATURES

DETACHED GARAGE- 19'11" x 12'1" (To widest points)

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

Magnificent landscaped lawns to front, side and rear with perfectly manicured borders and stocked with an abundance of plants, trees and shrubs.

Raised flower beds further enhancing the exterior of the property,

Paved patio area with wall border leading to front lawn.

Front lawn beautifully landscaped adding to the magnificence of this property.

This spacious site is bordered to sides and rear by mature conifers, hedge and fence.

Paved driveway leading to garage and extended paved parking.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1964.51 (Sept 2020)

