

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£219,950



VIEWING STRICTLY BY APPOINTMENT ONLY

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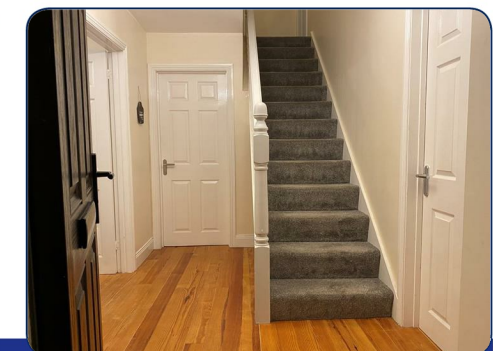
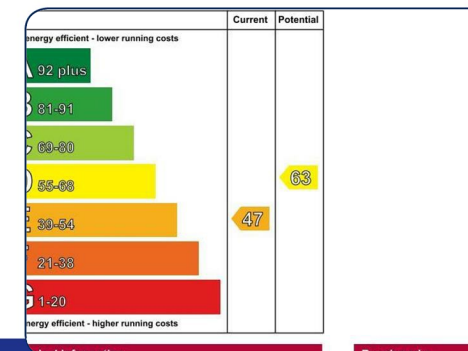


19 Dunboyne Park, Eglinton, BT47 3YJ

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- RECENTLY FITTED BLINDS.
- MATURE LAWNS TO FRONT AND REAR
- EPC RATING

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ACCOMMODATION

HALL

Having wooden floor

LOUNGE

20'8" x 11'8" (into the bay) (6.30m x 3.56m (into the bay))

Having attractive fireplace with multi fuel stove, wooden floor, french doors to rear

DINING ROOM

12'2" x 9'8" (3.71m x 2.95m)

Having wooden floor, double doors to kitchen

KITCHEN

19'2" x 9'10" (to widest points) (5.84m x 3.00m (to widest points))

Having range of eye and low level units, matching corner extractor canopy and pelmet over window, glazed display cupboard, 1 1/2 bowl white 'Franke' sink unit with mixer taps, hob, oven, integrated dishwasher and fridge. breakfast bar, tiling between units, tiled floor, recessed lighting.

UTILITY ROOM

10'8" x 8'10" (to widest points) (3.25m x 2.69m (to widest points))

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine.

DOWNSTAIRS WHB & WC

FIRST FLOOR

Landing having hotpress.

MASTER BEDROOM (1)

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

Having laminated wooden floor.

ENSUITE

Comprising of tiled walk in electric shower, WHB, WC, 1/2 height wood panelled walls, laminated wooden floor.

BEDROOM (2)

11'9" x 8'6" (3.58m x 2.59m)

Having laminated wooden floor.

BEDROOM (3)

11'9" x 8'9" (3.58m x 2.67m)

Having laminated wooden floor.

BATHROOM

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

EXTERIOR FEATURES

INTEGRAL GARAGE 17'7" X 10'8" having up and over door, light and power points. Burner Store.

Neatly manicured lawns to front and rear. The lawns are stocked with an abundance of mature plants trees and shrubs to include apple and pear trees and vegetable plot.

Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1247.09 (Oct 2020)

