

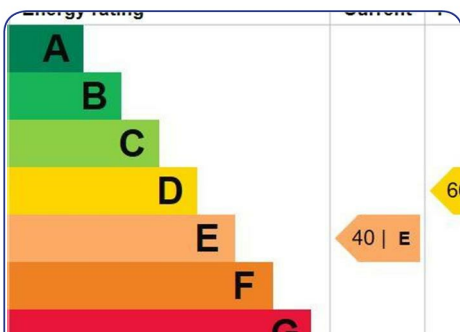
£170,000

FOR SALE



13 Dellwood, Eglinton, BT47 3XE

- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PARTLY DOUBLE GLAZED WINDOWS
- CARPETS INCLUDED IN SALE
- GARAGE
- EPC RATING - E



FREE

Mortgage Advice

Have a
no obligation
chat with

DAVIS R J KERNOHAN
CERT CII (MP)
MORTGAGE BROKER



ACCOMMODATION

HALLWAY

Having cloaks cupboard & hotpress.

LOUNGE

17'7" x 11'4" wp (5.36m x 3.45m wp)

Having fireplace.

KITCHEN / DINING AREA

13'1" x 11'3" (3.99m x 3.43m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor hood, space for fridge / freezer, tiled floor.

UTILITY ROOM

10'2" x 9'9" (3.10m x 2.97m)

Having low level units, 1 1/2 bowl single drainer stainless steel sink unit, plumbed for washing machine, tiled floor.

LEAN TO PORCH

14'8" x 8' (4.47m x 2.44m)

Having double doors leading to rear garden.

BEDROOM 1

16'5" x 9'9" (5.00m x 2.97m)

Having laminated wooden floor and patio doors leading to paved patio area.

BEDROOM 2

12'8" x 10'9" wp (3.86m x 3.28m wp)

BEDROOM 3

9'5" x 9'3" (2.87m x 2.82m)

BATHROOM

Comprising bath, whb and wc, fully tiled walk in shower, partly tiled walls, tiled floor.

EXTERIOR FEATURES

INTEGRAL GARAGE 21'5" x 9'10" Having up and over door, side window.

Pebbled area to front with trees and shrubs

Garden to rear bordered by trees.

Driveway

Outside tap.

ESTIMATED ANNUAL RATES

£1102.04 (April 2021)

Agent: Daniel Henry (Waterside)

34 Spencer Road, Londonderry BT47 6AA

Tel. 02871347539

waterside@danielhenry.co.uk

www.danielhenry.co.uk

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