

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

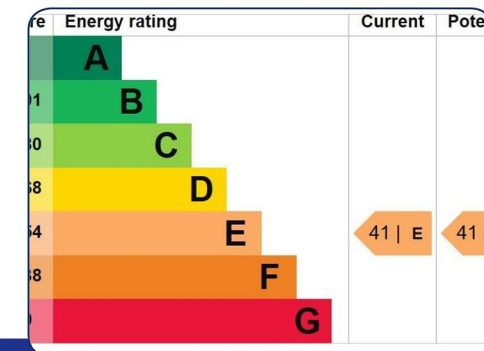
£285,000

**FOR SALE**



**25 Clearwater, L'Derry, BT47 6BE**

- DETACHED BUNGALOW WITH MAGNIFICENT VIEWS
- SPACIOUS CORNER PLOT
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- GARAGE
- NEAT LAWNS AND ROCKERY
- PVC FASCIA AND GUTTERING
- EPC RATING-
- SECURITY SYSTEM INSTALLED



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**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having recessed lighting, laminated wooden floor.

**GUEST WHB & WC**

Having 1/2 tiled walls, tiled floor.

**LOUNGE**

18'11" x 11' wp (5.77m x 3.35m wp)

Having magnificent fireplace with granite inset and hearth, gas fire, matching mirror overmantle, ceiling cornicing, recessed lighting, dual aspect, laminated wooden floor, open plan to Dining.

**DINING**

9'8" x 9'8" (2.95m x 2.95m)

Having laminated wooden floor, archway leading to Kitchen.

**KITCHEN**

12'11" x 9'7" (3.94m x 2.92m)

Having range of eye and low level units, matching pelmet over window, extractor canopy, glazed display cupboards, ceramic hob, electric underoven, deep fat fryer, tiled walls and floor. Recessed lighting.

**UTILITY ROOM**

Having eye level units, plumbed for washing machine, space for tumble dryer, hotpress, 1/2 tiled walls, tiled floor.

**FAMILY ROOM**

11'3" x 9'9" (3.43m x 2.97m)

**BEDROOM 1**

13'4" x 9'1" (4.06m x 2.77m)

Having range of built in wardrobes with cupboards over, lockers, dressing table, recessed lighting, laminated wooden floor.

**BEDROOM 2**

12'8" x 9'7" into wardrobe (3.86m x 2.92m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors.

**BEDROOM 3**

9'9" x 8'4" (2.97m x 2.54m)

Having wall to wall built in wardrobes with cupboards over, dressing table.

**BEDROOM 4**

9'8" x 7'9" (2.95m x 2.36m)

**BATHROOM**

Comprising Jacuzzi style bath, walk in electric shower, whb and wc, recessed lighting, fully tiled walls and tiled floor.

**EXTERIOR FEATURES**

18' x 10' (5.49m x 3.05m)

GARAGE Having electric roller door, light and power points.

Neat lawn to front and side stocked with mature plants and shrubs.

Paved parking area to front. Enclosed paved patio area to rear with raised rockery.

2 Fuel stores with lights.

Magnificent views over Foyle Bridge and Donegal Hills.

**ESTIMATED ANNUAL RATES**

£1772.86 (MAY 2021)

