

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

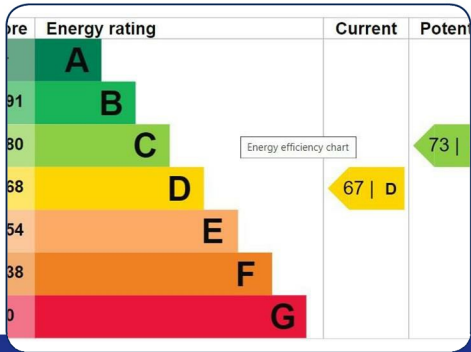
£289,950

FOR SALE

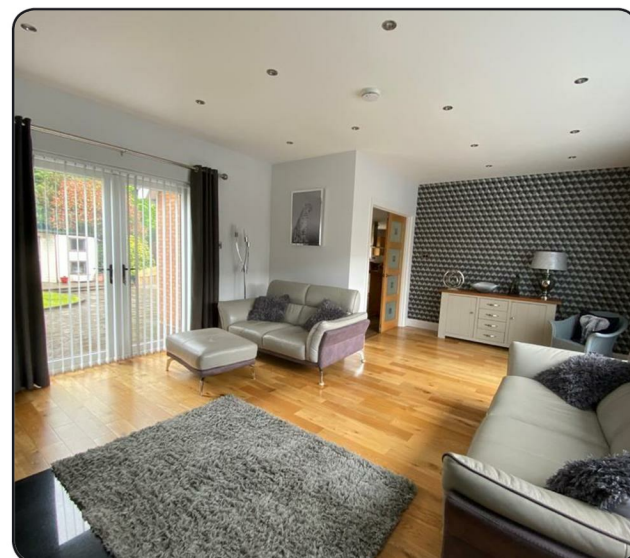


17 Caw Hill Park, Limavady Road, BT47 6LU

- DETACHED BUNGALOW
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- DETACHED GARAGE
- SECLUDED REAR GARDEN
- EPC RATING - D
- CUL DE SAC
- OAK INTERNAL DOORS



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



ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having feature glass wall panel to kitchen, cloaks cupboard, hotpress, recessed lighting, semi-solid wooden floor.

FAMILY ROOM

12'4" x 11' (3.76m x 3.35m)

Having ceiling cornicing, recessed lighting, semi-solid wooden floor.

KITCHEN / DINING AREA

32'5" x 11' (9.88m x 3.35m)

Having range of eye and low level units, stainless steel sink unit set in Quartz worktop with matching splashback, induction hob double oven, stainless steel extractor hood, integrated fridge/freezer and dishwasher, breakfast bar, spacious dining area with French doors to rear, recessed lighting, laminated wooden floor, double doors to Lounge.

LOUNGE

19'11" x 15'4" wp (6.07m x 4.67m wp)

Having multi fuel stove with granite hearth, recessed lighting, dual aspect, semi-solid wooden floor, French doors to rear.

UTILITY ROOM

Comprising eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, laminated wooden floor.

MASTER BEDROOM

15'3" x 10'9" into built in wardrobe (4.65m x 3.28m into built in wardrobe)

Having wall to wall built in wardrobes.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, remaining walls 1/2 tiled, tiled floor.

BEDROOM 2

12'3" x 10'9" into built in wardrobe (3.73m x 3.28m into built in wardrobe)

BEDROOM 3

10'4" x 10'2" wp (3.15m x 3.10m wp)

Having built in wardrobes, dressing table and drawers, laminated wooden floor.

BEDROOM 4

10'9" x 9'7" wp (3.28m x 2.92m wp)

BATHROOM

Comprising bath, walk in shower pod, whb set in vanity unit, wc, fully tiled walls and floor, chrome radiator.

EXTERIOR FEATURES

DETACHED GARAGE 20' x 14'8" Having roller door, light and power points, side window and door.

Neat lawns to front side and rear. Neat flower border to front with garden lighting, Mature lawn to rear stocked with abundance of plants, trees and shrubs, secluded seating area. Paved patio area and paths. Summer House. Raised vegetable plots

Extensive driveway bordered by mature conifers.

ESTIMATED ANNUAL RATES

£1533.28 (MAY 2021)

