

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£160,000



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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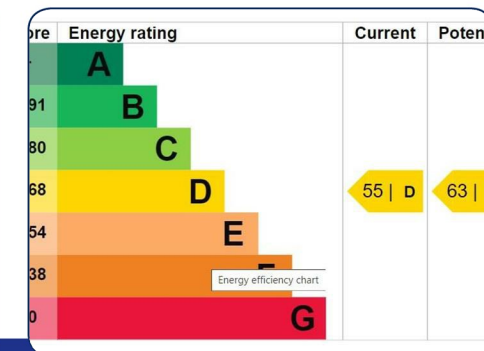
**67 Glenshane Road, Drumahoe, BT47 3SF**

- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FASCIA & DOWNPIPES
- LARGE PLOT EXTENDING TO RIVER
- RIVER VIEWS
- GARAGE
- EPC RATING - D

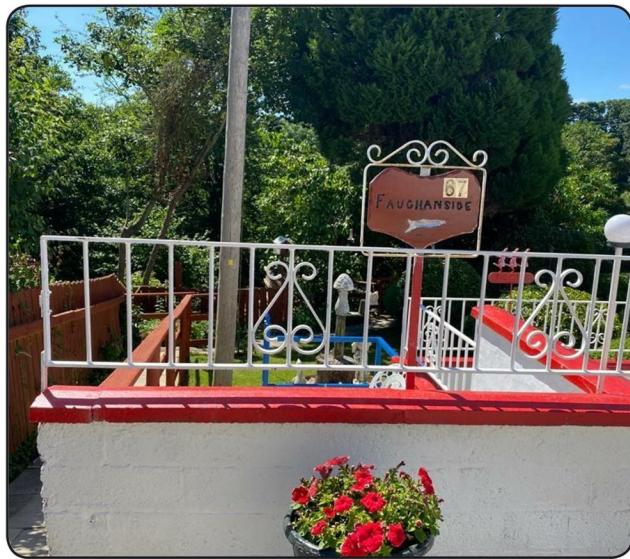
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**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having hotpress.

**LOUNGE**

11'11" x 10'10" (3.63m x 3.30m)

Having fireplace.

**KITCHEN / DINING AREA**

11'6" x 10'11" (3.51m x 3.33m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, hob, underoven, extractor hood, walk in larder, shelving, plumbed for washing machine.

**REAR PORCH**

**BEDROOM 1**

10'11" x 10'8" (3.33m x 3.25m)

Having built in wardrobes with cupboards over.

**BEDROOM 2**

11'6" x 9'5" (3.51m x 2.87m)

**BEDROOM 3**

10'10" x 7'11" (3.30m x 2.41m)

**BATHROOM**

Comprising electric shower, whb set in vanity unit, fully tiled walls and floor.

**SEPARATE WC**

Having fully tiled walls and floor.

**EXTERIOR FEATURES**

**GARAGE** 16'8" x 14'11" Having up and over door, light and power points.

Beautifully landscaped lawns with abundance of mature plants, trees and shrubs. The lawns are tiered and approached by paths.

Garden shed.

Lean to shed.

Fuel store.

**ESTIMATED ANNUAL RATES**

£895.12 (JULY 2021)

