

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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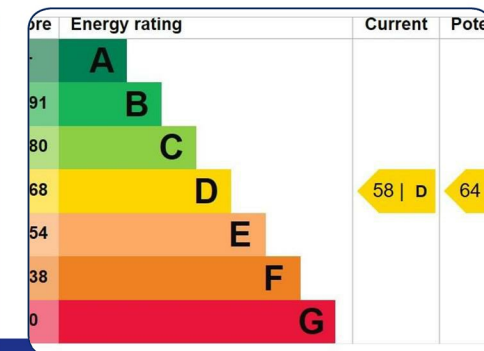
**Daniel Henry**  
ESTATE AGENTS

**£220,000**



**42 Donaghedy Road, Bready, BT82 0DB**

- DETACHED BUNGALOW
- APPROX 1/2 ACRE SITE
- 3 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- GARAGE
- SECURITY SYSTEM INSTALLED
- MAGNIFICENT VIEWS OVER COUNTRYSIDE
- EPC RATING - D



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## ACCOMMODATION

### VESTIBULE PORCH

### HALLWAY

Having hotpress, open plan to Lounge.

### LOUNGE

20' x 11'10" (6.10m x 3.61m)  
Having fireplace, dual aspect, centre rose.

### DINING / FAMILY ROOM

25'5" x 11' (7.75m x 3.35m)  
Having French doors leading to paved patio area.

### KITCHEN

14'11" x 7'8" (4.55m x 2.34m)  
Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, open corner display shelves, wired for cooker, extractor fan.

### BEDROOM 1

15'9" x 11'10" (4.80m x 3.61m)  
Having ceiling cornicing, whb off set in vanity unit with PVC cladding to walls.

### BEDROOM 2

12' x 9' (3.66m x 2.74m)  
Having ceiling cornicing.

### EDROOM 3

11'11" x 9'4" wp (3.63m x 2.84m wp)  
Having ceiling cornicing.

### BATHROOM

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

### REAR PORCH

Having tiled floor.

### UTILITY ROOM

10'3" x 7'11" (3.12m x 2.41m)  
Plumbed for washing machine, PVC ceiling.

### EXTERIOR FEATURES

GARAGE 19'11" x 11'11" Having electric roller door, light and power points, side window and door.

Magnificent landscaped lawns to front and side stocked with abundance of mature plants and shrubs.

Lawn to front bordered by wall.

Bordered to side and rear by mature hedging.

Driveway to front.

Concrete yard to rear.

### ESTIMATED ANNUAL RATES

£1258.01 (JUNE 2021)

