

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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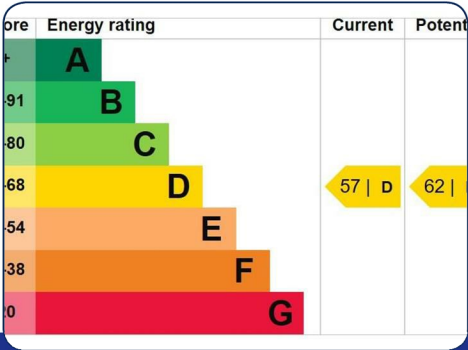
£245,000

FOR SALE



144 Ardallee, Derry, BT48 8RT

- DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- GARAGE
- NEAT LAWNS FRONT AND REAR
- EPC -



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having ceiling cornicing, laminated wooden floor, hotpress.
Access to attic via slingsby ladder.

LOUNGE

14'8" x 13' (4.47m x 3.96m)
Having attractive fireplace, ceiling cornicing and laminated wooden floor.

KITCHEN / DINING AREA

21'9" x 11'10" (6.63m x 3.61m)
Having range of eye and low level units, tiling between units, matching pelmet over window with recessed lighting, corner extractor canopy, integrated fridge / freezer, wired for cooker, ample dining space, tiled floor, sliding patio doors leading to lawn.

UTILITY ROOM

13'4" x 5'5" (4.06m x 1.65m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

MASTER BEDROOM

15'6" x 11'9" wp (4.72m x 3.58m wp)
Having ceiling cornicing and laminated wooden floor.

EN-SUITE

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

BEDROOM 2

13' x 10'6" (3.96m x 3.20m)
Having range of built in wardrobes, lockers, cupboards over, bed space, dressing table, ceiling cornicing.

BEDROOM 3

10'10" x 10'6" (3.30m x 3.20m)
Having double built in wardrobes, ceiling cornicing.

BATHROOM

Comprising free standing bath, whb and wc, fully tiled walk in shower, ceiling cornicing, tiled floor.

INTEGRAL GARAGE

20'2" x 12'8" (6.15m x 3.86m)
Having roller door, light and power points.

EXTERIOR FEATURES

Lawn to front bordered by stone wall.

Brick pavia driveway.

Neat lawn to rear enclosed by fence and gate.

