

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
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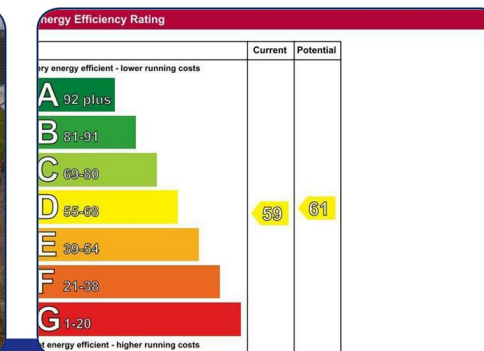
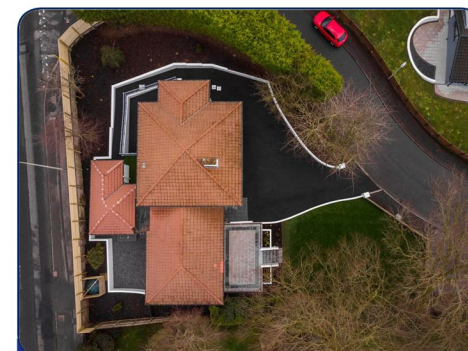
£425,000

**FOR SALE**



**2 Bayswater, Derry, BT47 6JL**

- DETACHED SPLIT LEVEL HOUSE
- OIL FIRED CENTRAL HEATING
- PVC TRIPLE GLAZED WINDOWS THROUGHOUT
- EXCELLENT VIEWS OVER RIVER FOYLE AND DONEGAL HILLS
- CARPETS INCLUDED IN SALE
- ANNEX WITH SEPARATE ACCESS
- WOULD SUIT HOME BUSINESS OR GRANNY APARTMENT
- EPC RATING D



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**ACCOMMODATION**

**HALL**

Having recessed lighting, laminated wooden floor.

**KITCHEN/DINING**

23'6" x 20'3" (7.16m x 6.17m)

Having excellent range of eye and low level units, lighting on kicker board, integrated dishwasher, 'Airforce' induction hob, 'Bosch' double oven, 'Hisense' American fridge/freezer, centre island with storage under and breakfast bar, Stainless steel sink unit set in Quartz worktop, matching splashback, recessed ceiling lighting, laminated wooden floor, ample dining space with French doors to paved veranda with view over River, French doors to rear.

**UTILITY ROOM**

15'5" x 5' to widest points) (4.70m x 1.52m to widest points))

Having excellent range of units, sink set in Quartz worktop with mixer taps, matching splashback, plumbed for washing machine, space for tumble dryer, recessed lighting, laminated wooden floor.

**REAR HALLWAY**

Having laminated wooden floor, separate access to Balcony and rear driveway.

**MASTER BEDROOM (1)**

12'11" x 12'7" (3.94m x 3.84m)

Having French doors.

**ENSUITE**

Comprising of double walk in electric shower, WHB set in vanity units, WC, heated towel rail, fitted wall mirror, extractor fan, laminated wooden floor.

**FIRST FLOOR**

Landing having hotpress.

**LOUNGE**

18'4" x 15'3" (to widest points) (5.59m x 4.65m (to widest points))

Having attractive fireplace, door to Sun Porch, excellent views of River.

**SUN PORCH**

11'11" x 6'4" (3.63m x 1.93m)

Having laminated wooden floor, excellent view over River.

**FAMILY ROOM**

15'2" x 9'9" (4.62m x 2.97m)

Having fireplace, laminated wooden floor, excellent views of the River.

**BEDROOM (2)**

12'11" x 11'5" (3.94m x 3.48m)

**BEDROOM (3)**

9'9" x 9'8" (2.97m x 2.95m)

Having built in wardrobe.

**SHOWER ROOM**

Comprising of fully tiled walk in electric shower. WHB set in vanity unit, WC, heated towel rail, wall mirror, extractor fan, laminated wooden floor.

**LOWER GROUND FLOOR**

Having understair storage.

**BEDROOM (4)**

15'1" x 9'8" (4.60m x 2.95m)

**BEDROOM (5)**

18'5" x 9'8" (5.61m x 2.95m)

**BATHROOM**

Comprising of bath with shower fitted to taps, WHB, WC, fully tiled around bath, remaining walls 1/2 tiled, tiled floor.

**INTEGRAL DOUBLE GARAGE**

18'8" x 18'5" (to widest points) (5.69m x 5.61m (to widest points))

Having electric roller door, light and power points, side window and door, laminated wooden floor.

**EXTERIOR FEATURES**

Neat manicured lawn to front stocked with plants, shrubs and mature trees.

Tarmac driveway.

Steps to paved veranda from front lawn.

Rockery to side and rear bordered by wall.

**ESTIMATED ANNUAL RATES**

Estimated Annual Rates: £2590.22 (March 2020)

