

**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



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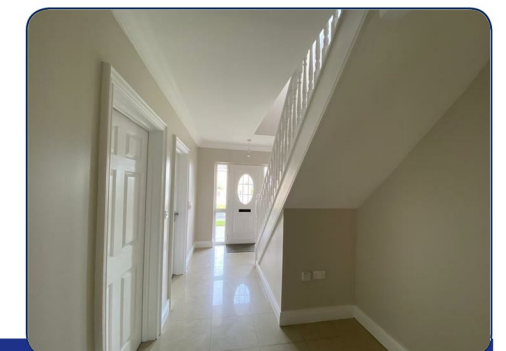
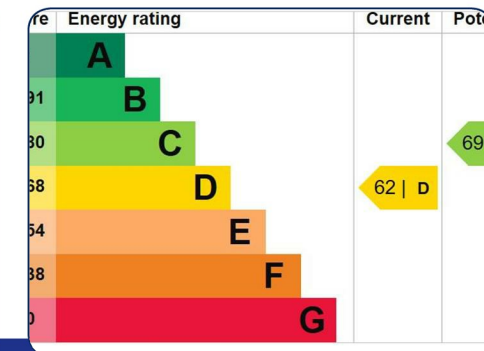
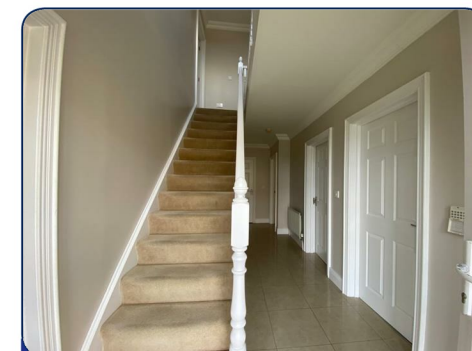
**Daniel Henry**  
ESTATE AGENTS

**£215,000**



**46 Carn Manor, Derry, BT47 5SB**

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT AND BACK DOORS
- SECURITY SYSTEM INSTALLED
- CUL-DE-SAC LOCATION
- VIEWS OVER RIVER, CITY & DONEGAL HILLS
- EPC RATING - D



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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard and tiled floor.

### LOUNGE

15'8" x 13'7" (4.78m x 4.14m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor, double doors leading to Kitchen.

### KITCHEN / DINING AREA

13'7" x 12'11" (4.14m x 3.94m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for dishwasher, ceiling cornicing, dining space.

### UTILITY ROOM

Comprising sink unit, low level unit, plumbed for washing machine, space for tumble dryer, tiled floor.

### BEDROOM 3

12'11" x 12'1" (3.94m x 3.68m)

Having laminated wooden floor.

### BEDROOM 4

11'2" x 10'7" (3.40m x 3.23m)

### BATHROOM

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

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

19'7" x 13'9" wp (5.97m x 4.19m wp)

Having laminated wooden floor.

#### EN-SUITE

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

#### BEDROOM 2

17' x 11'10" (5.18m x 3.61m)

Having laminated wooden floor.

#### EN-SUITE

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

### EXTERIOR FEATURES

Neat lawns to front and rear.

Paved path leading to raised patio area with excellent views over River, City and Donegal hills.

Electric sockets on patio.

Outside lights.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1451.55 (AUG 2021)

