

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

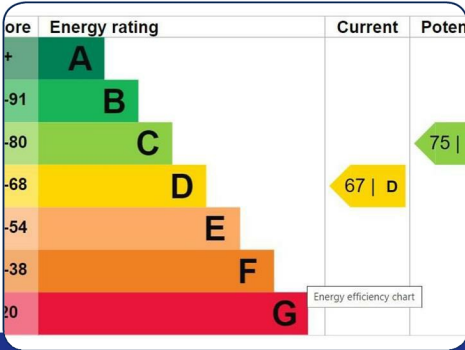
£210,000

FOR SALE

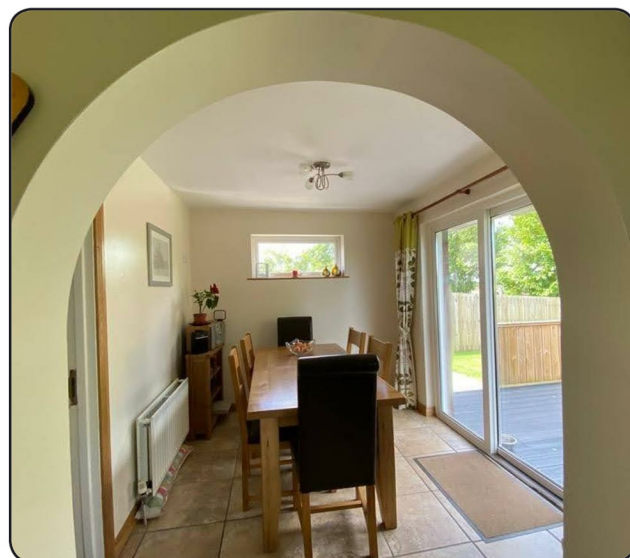
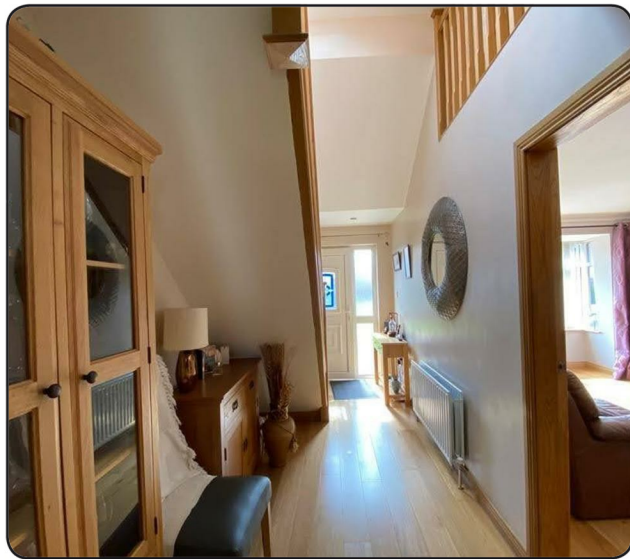


53 Abbeydale, L'Derry, BT47 6FY

- DETACHED CHALET BUNGALOW
- 5 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & PATIO DOORS
- PVC FASCIA & GUTTERING
- CUL-DE-SAC LOCATION
- OAK INTERNAL DOORS, SKIRTINGS, & HANDRAIL TO STAIRCASE
- PLANS FOR EXTENSION
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having semi-solid wooden floor, recessed lighting.

LOUNGE

17'5" x 13'9" into bay (5.31m x 4.19m into bay)

Having magnificent fireplace with gas inset, ceiling cornicing, wall light points, semi-solid wooden floor.

KITCHEN

13'6" x 10'6" (4.11m x 3.20m)

Having range of eye and low level units with concealed lighting under, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated double oven, integrated microwave, hob, stainless steel extractor hood, integrated dishwasher and fridge, recessed ceiling lighting, tiled floor. Archway leading to Dining.

DINING AREA

9'9" x 8'4" (2.97m x 2.54m)

Having tiled floor, patio doors leading to decked patio.

BEDROOM 1

11'9" x 9'9" (3.58m x 2.97m)

Having built in wardrobes with sliding doors.

BEDROOM 2

10'4" x 8'1" (3.15m x 2.46m)

Having laminated wooden floor.

BEDROOM 3

11'5" x 10'5" into wardrobe (3.48m x 3.18m into wardrobe)

Having wall to wall built in wardrobes with sliding doors.

BATHROOM

Comprising bath with shower fitting to taps, walk in shower, whb set in vanity unit, wc, fully tiled walls and floor.

FIRST FLOOR

SPACIOUS LANDING

Having hotpress.

BEDROOM 4

14'5" x 10'5" (4.39m x 3.18m)

BEDROOM 5

14'8" x 14'3" wp (4.47m x 4.34m wp)

Having storage cupboard.

SHOWER ROOM

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

INTEGRAL GARAGE

19'10" x 9'9" (6.05m x 2.97m)

Having roller door, light and power points, plumbed for washing machine, side window.

EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear bordered by mature hedging and fence. Enclosed to rear by fence and gate.

Decked patio area with lighting.

ESTIMATED ANNUAL RATES

£1112.86 (SEPT 2021)

