

**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

£295,000

**FOR SALE**



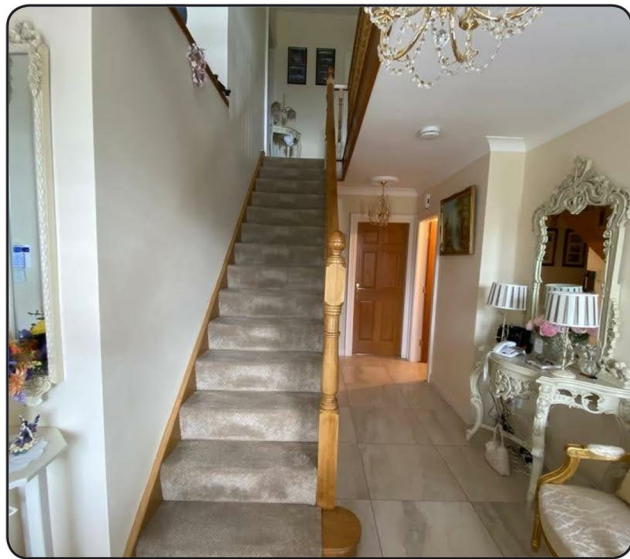
**7 Derg Road, BT82 9JW**

- DETACHED COUNTRY HOUSE
- 4 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EXTENSIVE LAWNS TO FRONT, SIDE & REAR
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having understairs storage, ceiling cornicing and tiled floor.

### GUEST WHB & WC

### LOUNGE

17'5" x 12'3" (5.31m x 3.73m)

Having multi fuel stove set on tiled hearth, ceiling cornicing, double doors leading to Dining room.

### DINING ROOM

12'3" x 9'10" (3.73m x 3.00m)

Having ceiling cornicing, tiled floor, patio doors leading to paved patio area.

### KITCHEN

14'8" x 13'10" (4.47m x 4.22m)

Having excellent range of eye and low level units, matching pelmet over window with concealed lighting under units, matching overmantle and extractor hood, 1 1/2 bowl sink unit, hob, underoven, centre island with breakfast bar and storage under, ceiling cornicing.

### SUNROOM

12'1" x 11'1" (3.68m x 3.38m)

Having tiled floor, French doors.

### BEDROOM 4

15'3" x 12'3" (4.65m x 3.73m)

### EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

### OAK STAIRCASE LEADING TO FIRST FLOOR

### LANDING

Having hotpress.

### MASTER BEDROOM

12'3" x 12'2" (3.73m x 3.71m)

DRESSING ROOM / BEDROOM 5 15'2" x 13'10"

### EN-SUITE

Comprising fully tiled walk in shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

### BEDROOM 2

12'6" x 12'3" (3.81m x 3.73m)

### BEDROOM 3

13'11" x 11'9" (4.24m x 3.58m)

Having built in wardrobe with double doors.

### BATHROOM

Comprising bath with shower fitting to taps, whb set in vanity unit, wc, fully tiled walk in electric shower, remaining walls 1/2 tiled, tiled floor.

### EXTERIOR FEATURES

DETACHED GARAGE 19'10" x 12'3" Having electric roller door, light and power points, side window.

Neat lawns to front, side and rear stocked with mature plants, trees and shrubs and bordered by fence.

Paved patio areas.

Pillars to front with double entrance gates.

Tarmac driveway.

