

**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



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

**Daniel**  
**Henry**  
ESTATE AGENTS

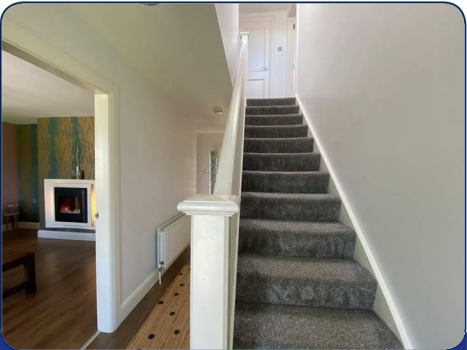
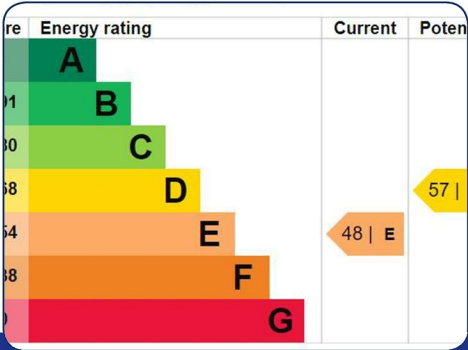
£210,000

**FOR SALE**



**70 Abbeydale, L'Derry, BT47 6YY**

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERNAL DOORS
- GARAGE
- EPC RATING -
- CUL DE SAC LOCATION



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539





# **ACCOMMODATION**

## **HALLWAY**

Having built in understairs storage and laminated wooden floor.

## **LOUNGE**

15'10" x 13'6" into bay (4.83m x 4.11m into bay)

Having ornamental electric fireplace and laminated wooden floor.

## **FAMILY ROOM**

20'2" x 9'9" (6.15m x 2.97m)

Having recessed lighting, double French doors, 1/2 height wooden panelled walls, laminated wooden floor.

## **KITCHEN**

13'7" x 10'4" (4.14m x 3.15m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit set in Quartz worktop with matching splashback, hob, double oven, stainless steel extractor hood, integrated fridge and dishwasher, dining space, recessed ceiling lighting, skirting lighting, tiled floor.

## **CONSERVATORY**

11'8" x 11'4" (3.56m x 3.45m)

Having tiled floor and French doors.

## **BEDROOM 4**

11'8" x 10'3" (3.56m x 3.12m)

Having built in wardrobes and laminated wooden floor.

## **BATHROOM**

Comprising bath with telephone hand shower attachment to taps, whb set in vanity unit, wc, fully tiled walk in shower, 1/2 tiled walls, tiled floor.

## **REAR HALLWAY**

Having tiled floor.

## **UTILITY ROOM**

9'9" x 6'8" (2.97m x 2.03m)

Having cupboards, sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

## **OFFICE / STUDY**

8'4" x 6'3" (2.54m x 1.91m)

Having laminated wooden floor.

## **FIRST FLOOR**

## **LANDING**

Having hotpress.

## **BEDROOM 1**

14'10" x 13'1" wp (4.52m x 3.99m wp)

Having recessed lighting and built in cupboards.

## **BEDROOM 2**

14'10" x 10'5" (4.52m x 3.18m)

Having built in cupboards, access to attic storage.

## **BEDROOM 3**

13'7" x 5'5" (4.14m x 1.65m)

Having access to attic storage.

## **SHOWER ROOM**

Comprising tiled walk in shower, whb and wc, chrome radiator, tiled floor.

## **INTEGRAL GARAGE**

19'9" x 9'9" (6.02m x 2.97m)

Having roller door, light and power points, side window.

## **EXTERIOR FEATURES**

Neat lawn to front.

Lawns to side and rear enclosed by fence and gate.

Paved patio area.

Driveway.

## **ESTIMATED ANNUAL RATES**

£1161.24 (SEPT 2021)

