

Exterior: Beautifully landscaped gardens extending to circa one acre with mature trees, shrubs, lawn area and pond. Paved patio area to the rear. Spacious tarmac driveway which provides full access around the whole of the property. Rear yard to the rear which provides access to a detached 45' x 24' shed with sliding doors and adjacent lean to shed measuring 8' x 24' with uPVC pedestrian access.



P. McDermott

PROPERTY & MORTGAGES



**13 GLENEDRA ROAD,
FEENY BT47 4TW**

We are delighted to bring to the market this impressive detached bungalow which is very well presented throughout and is situated on a fantastic circa one acre rural site nestling in the north Sperrins, just outside the village of Feeny. Accommodation comprises of 5 bedrooms, 2 receptions and 2 bathrooms. It also benefits from a large spacious attic space which can be adapted to suit a number of uses. Beautiful landscaped gardens and a large detached garage greatly enhance the opportunity to purchase such a property.

It is within 20 minutes of Derry and Limavady and is close to the new A6 road network which will greatly reduce travel time to Belfast.

High interest levels are expected, therefore early viewing is recommended.

Additional Features:

- 5 Bedroom Detached Bungalow on One Acre Site
- Oil Fired Heating
- UPVC Double Glazed Windows

PRICE: OFFERS AROUND £265,000

VIEWING: BY APPOINTMENT THROUGH AGENT

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IMPORTANT INFORMATION

We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

P. McDermott Property & Mortgages

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Entrance Hall: Bright spacious entrance hall, uPVC front door and sidelights, oak laminate floor and telephone point.

Living Room: 15'9 x 15'8 Feature open fire with tiled surround, tiled hearth, laminate floor, wall lights.



Kitchen/Lounge: 23'6 x 19'7 Excellent range of eye and low level fitted kitchen units incorporating 'Zanussi' gas hob, 'Beko' electric double oven, 1½ bowl stainless steel sink with mixer taps, tiled splash back and tiled floor. In the lounge area there is a wood burning stove set within a recessed fire place with oak mantle.



Utility Room: 15' x 7'6 Low level kitchen units and stainless steel sink with mixer taps. Walls part tiled, floor tiled, uPVC back door.

Ground Floor WC: 8'4 x 3'2 Low flush wc and pedestal wash hand basin.

Master Bedroom: 11'9 x 11' Mirrored sliderobes, carpet to floor.



En Suite: 10'11 x 7'10 Suite includes large walk-in power shower with glazed screen, bath, pedestal wash hand basin, low flush wc, walls fully tiled and floor tiled.

Bedroom 2: 11'4 x 10'11 Built-in wardrobes, laminate wooden floor.

Bedroom 3: 15'6 x 7'9 Cushion flooring, Jacuzzi shower pod.

Bedroom 4: 11'3 x 8'6 Built-in wardrobes, cushion flooring.

Bedroom 5: 11'3 x 8'6 Built-in wardrobes, cushion flooring.



Study: 11'4 x 7'5 Tiled floor, shelving.

Attic Space: 16'3 x 35'5 Large open plan attic space which has been floored, carpeted, insulated and fitted out with recessed down lighters.



Bathroom: 8'5 x 4'6 Suite includes low flush wc, pedestal wash hand basin, large walk-in power shower with glazed screen. Heated towel rail, tiled floor.

