

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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Agent:

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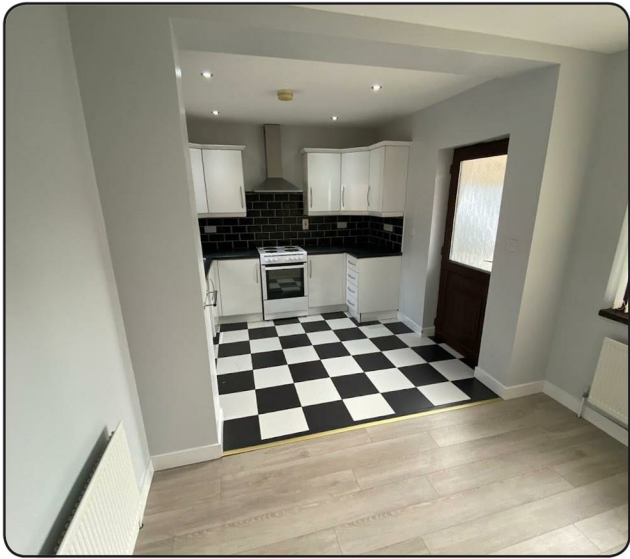
£180,000

30 Prehen Park, L'Derry, BT47 2PA

- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS
- PANELLED INTERNAL DOORS
- BLINDS INCLUDED IN SALE
- FLOORED ATTIC
- GARAGE WITH NO VEHICULAR ACCESS AT PRESENT
- EPC RATING - F

Energy rating	Current	Pote
A		
B		
C		
D		
E	47   E	68
F		
G		





**ACCOMMODATION**

**VESTIBULE PORCH**

Having laminated wooden floor.

**HALLWAY**

Having hotpress, storage cupboard and recessed lighting.

**GUEST TOILET & WHB**

Having whb with tiling aaround, wc, chrome heated towel rail, extractor fan, laminated wooden floor.

**LOUNGE**

14'11" x 11'11" wp (4.55m x 3.63m wp)

Having stove set on granite hearth, laminated wooden floor.

**KITCHEN / DINING AREA**

17'8" x 9'9" (5.38m x 2.97m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, recessed lighting, Kitchen area having tiled floor, Dining area having laminated wooden floor.

**BEDROOM 1**

11'11" x 11'11" (3.63m x 3.63m)

Having T.V point.

**BEDROOM 2**

10'1" x 9'11" wp (3.07m x 3.02m wp)

Having built in wardrobes and T.V point.

**BEDROOM 3**

11'11" x 7'11" (3.63m x 2.41m)

**BATHROOM**

Comprising bath with mixer taps, electric shower over, whb vanity unit, wc, partly tiled walls, tiled floor, extractor fan.

**EXTERIOR FEATURES**

GARAGE 17'11" x 15'8" Having up and over door, light and power points.

Garden to front stocked with plants and shrubs.

Paved patio area to side enclosed by wall and fence.

Steps leading to garage and pebbled area.

Tarmac driveway.

Outside light and tap.

**ESTIMATED ANNUAL RATES**

£1016.09 (MARCH 2022)

