

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£330,000

FOR SALE



137 Fincairn Road, Drumahoe, BT47 3LF

VIEWING STRICTLY BY APPOINTMENT ONLY

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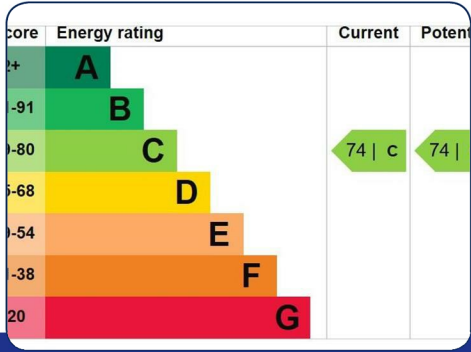
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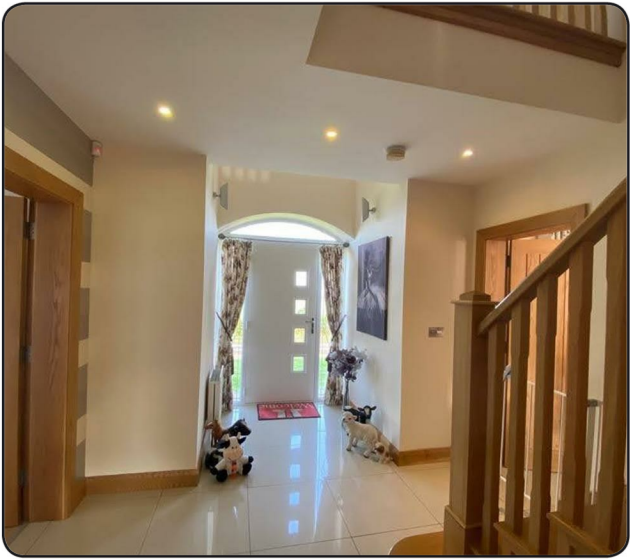
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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- DETACHED HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT COMPOSITE DOOR
- PVC FRENCH & BACK DOORS
- OAK INTERNAL SKIRTINGS & STAIRCASE
- GARAGE
- EPC RATING - C



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ACCOMMODATION

HALLWAY

Having hotpress, recessed lighting, porcelain tiled floor.

LOUNGE

17'8" x 14'1" (5.38m x 4.29m)

Having attractive fireplace with cast iron inset, granite hearth, laminated wooden floor.

KITCHEN / DINING AREA

25'6" x 20'8" wp (7.77m x 6.30m wp)

Having excellent range of eye and low level units with concealed lighting under, 1 1/2 bowl stainless steel sink unit with mixer taps, induction hob, 3 ring gas hob, Hotpoint double oven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, centre island with storage under, breakfast bar, recessed lighting, ample dining space, tiled floor, double doors leading to Sunroom.

SUNROOM

17'2" x 14'7" (5.23m x 4.45m)

Having stone fireplace with multi fuel stove, recessed lighting, laminated wooden floor, French doors leading to side patio.

REAR HALLWAY

Having seating with storage, cloaks space, tiled floor.

UTILITY ROOM

9'3" x 7'7" (2.82m x 2.31m)

Having excellent range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, broom cupboard.

GUEST TOILET & WHB

Having tiling around whb, wc. tiled floor

SPACIOUS LANDING

Having storage cupboard and window.

MASTER BEDROOM

14'7" x 14'6" (4.45m x 4.42m)

Having dual aspect.

EN-SUITE

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

BEDROOM 4 / DRESSING ROOM

12'8" x 10'5" (3.86m x 3.18m)

* Please note no door from En-Suite *

BEDROOM 2

14' x 12'5" wp (4.27m x 3.78m wp)

BEDROOM 3

14'5" x 10'11" (4.39m x 3.33m)

BATHROOM

Comprising Whirlpool Jacuzzi style bath, fully tiled walk in power shower, whb set in vanity unit, mirror with sensor light, recessed lighting, chrome radiator, airing cupboard, airing cupboard.

EXTERIOR FEATURES

GARAGE 21'4" x 14'9" Having electric roller door, light and power points, side window and door.

Neat lawns to front bordered by fence, pillars and double electric entrance gates.

It has two paved patio areas.

Tarmac driveway leading to garage.

Concrete yard to rear with raised flower beds.

Magnificent views over countryside and Lough Foyle.

PLEASE NOTE; BEDROOM 4 IS PRESENTLY USED AS AN OPEN PLAN DRESSING ROOM FROM MASTER BEDROOM.

ESTIMATED ANNUAL RATES

£2128.94 (AUG 2021)

