

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

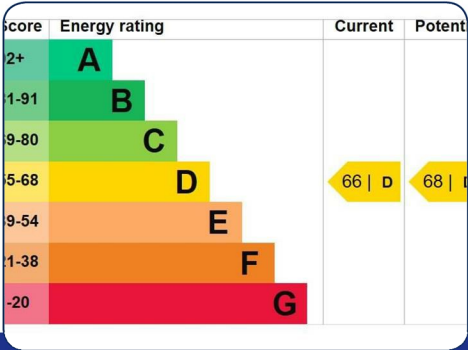
£180,000

FOR SALE



54 Kildoag Road, L'Derry, BT47 3TH

- SEMI DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK AND FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- GARAGE AND OUTBUILDINGS
- LAWN TO FRONT
- GARDEN TO REAR
- VIEWS OVER OPEN COUNTRYSIDE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having laminated wooden floor, understairs storage and cloaks cupboard.

LOUNGE

17' into bay x 13'3' (5.18m into bay x 4.04m')

Having multi fuel stove set in magnificent fireplace, laminated wooden floor, open plan to Dining area.

DINING ROOM

14'6' x 10'4' (4.42m' x 3.15m')

Having laminated wooden floor, recessed lighting, open plan to Kitchen.

KITCHEN

16' x 10'4' (4.88m x 3.15m')

Having range of eye and low level units with matching extractor canopy and pelmet over window, hob, built in oven, microwave, integrated dishwasher and fridge freezer, plumbed for washing machine, tiling between units, tiled floor.

SUN ROOM

15'7' x 12'3' (4.75m' x 3.73m')

Having multi fuel stove, laminated wooden floor, recessed lighting, French doors leading to paved patio area.

SHOWER ROOM

Comprising walk in shower, whb and wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

13'2' x 12'8' (4.01m' x 3.86m')

Having double built in wardrobes.

BEDROOM 2

12'6' x 10'10' (3.81m' x 3.30m')

BEDROOM 3

13'2' x 10'6' (4.01m' x 3.20m')

Having built in wardrobe.

BATHROOM

Comprising bath, fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

GARAGES

One having roller door and one with electric roller door, light and power points.

EXTERIOR FEATURES

Neat lawn to front. Gravel driveway to side and rear bordered by mature shrubs leading to large yard.

Paved patio area

Outdoor lighting to side and rear.

Rear lawn bordered by laurel hedging.

Basement stores (one currently used as a gym).

ESTIMATED ANNUAL RATES

£1133.10 (APRIL 2022)

