

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

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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.

**Daniel Henry**  
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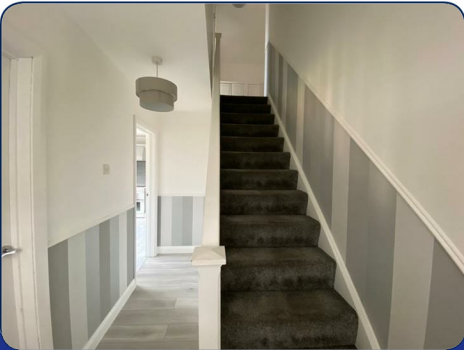
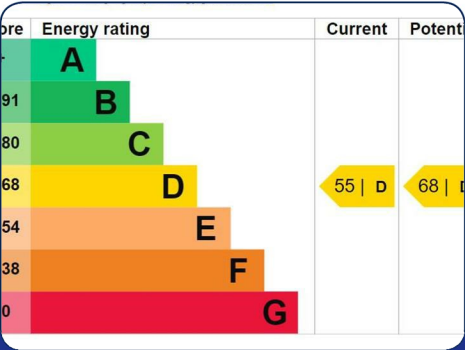
£185,000

**FOR SALE**



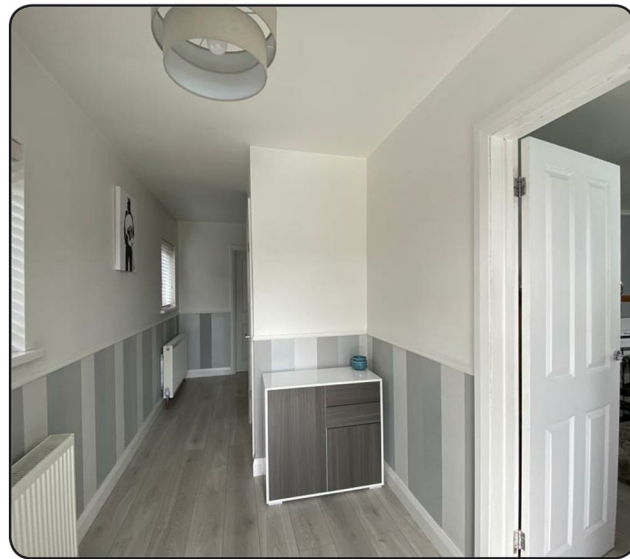
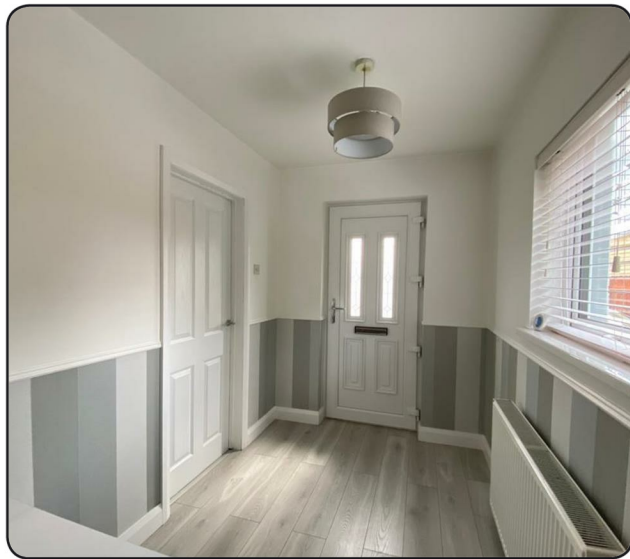
**27 Gelvin Grange, L'Derry, BT47 2LD**

- DETACHED CHALET BUNGALOW
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- TRIPLE GLAZED WINDOWS AND EXTERNAL DOORS
- CUL-DE-SAC LOCATION
- TARMAC DRIVEWAY
- CARPETS & BLINDS INCLUDED IN SALE
- PVC FASCIA & GUTTERING
- EPC RATING - D



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This delightful detached chalet bungalow set in a cul-de-sac with neat lawns to front and rear will no doubt appeal to many. It offers bright accommodation and is neatly presented throughout. It is close to Retail Parks, Supermarkets, Altnagelvin Hospital and other local amenities.

We anticipate lots of interest in this property, therefore, early viewing is highly recommended.

## ACCOMMODATION

### HALLWAY

Having laminated wooden floor, cloaks cupboard and understairs storage.

### LOUNGE

15'10' x 12'2' wp (4.83m' x 3.71m' wp)

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

### KITCHEN / DINING AREA

16' x 13'7' (4.88m x 4.14m')

Having range of eye and low level units, glazed display cupboards, plumbed for washing machine and dishwasher, space for tumble dryer and fridge freezer, AEG cooker, extractor hood, wine rack, tiling between units, ample dining space, tiled floor.

### BEDROOM 3

9'2' x 8'5' (2.79m' x 2.57m')

Having laminated wooden floor.

### FIRST FLOOR

### LANDING

Having hotpress and storage cupboard.

### BEDROOM 1

13'6' x 12'2' (4.11m' x 3.71m')

Having built in wardrobes.

### BEDROOM 2

12'1' x 8'5" (3.68m x 2.57m)

Having laminated wooden floor.

### BATHROOM

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

### EXTERIOR FEATURES

Neat lawns to front, side and rear. Enclosed to rear by fence and gate. Tarmac driveway to side bordered by mature shrubs.

### ESTIMATED ANNUAL RATES

£1034.57 (APRIL 2022)

