

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

**Daniel**  
**Henry**  
ESTATE AGENTS

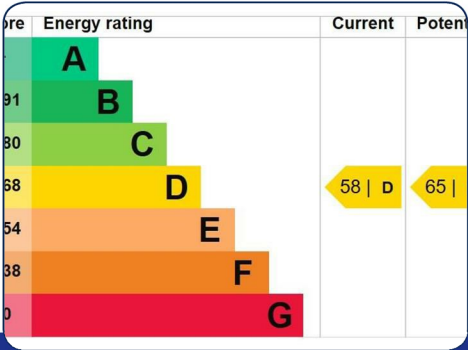
£195,000

FOR SALE



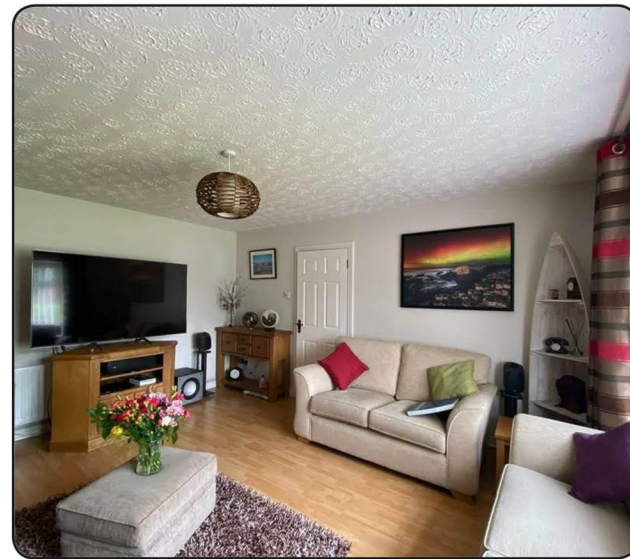
43 Abbeydale, L'Derry, BT47 6YY

- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- PVC FASCIA & GUTTERINGS
- CORNER SITE
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard, hotpress, recessed lighting, tiled floor.

### LOUNGE

16'9" x 13' into bay (5.11m x 3.96m into bay)

Having attractive fireplace with gas inset and granite hearth, laminated wooden floor.

### KITCHEN / DINING AREA

17'2" x 13'9" (5.23m x 4.19m)

Having range of eye and low level units, tiling between units, hob, double oven, extractor hood, integrated fridge / freezer and dishwasher, recessed lighting, ample dining space with French doors leading to rear, tiled floor.

### BEDROOM 1

11'6" x 11'2" (3.51m x 3.40m)

Having laminated wooden floor.

### BEDROOM 2

11'5" x 8'3" (3.48m x 2.51m)

Having laminated wooden floor.

### BEDROOM 3

9'9" x 8'3" (2.97m x 2.51m)

Having laminated wooden floor.

### BATHROOM / WET ROOM

Comprising bath, shower, whb and wc, PVC cladding to walls, chrome radiator, tiled floor.

### GARAGE

21'5" x 11'5" (6.53m x 3.48m )

Having roller door, light and power points, side window and door. Utility area to rear of garage with shelving and worktop, plumbed for washing machine, tiled floor. Separate whb and wc also off garage with tiled floor.

### EXTERIOR FEATURES

Neat lawn to front with flower border to side.

Paved yard to rear with flower borders.

Tarmac driveway leading to garage.

### ESTIMATED ANNUAL RATES

£1034.57 (MAY 2022)

