

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

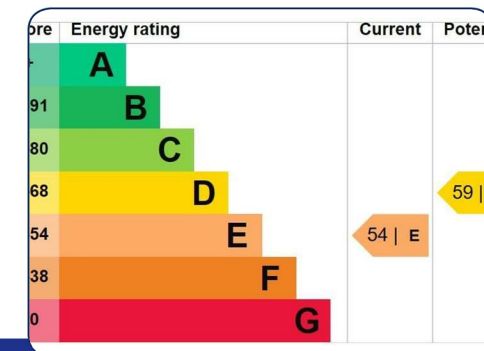
£180,000

**FOR SALE**

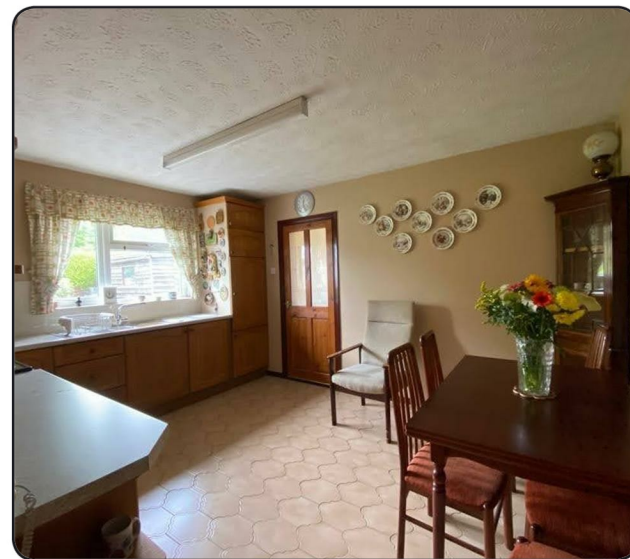
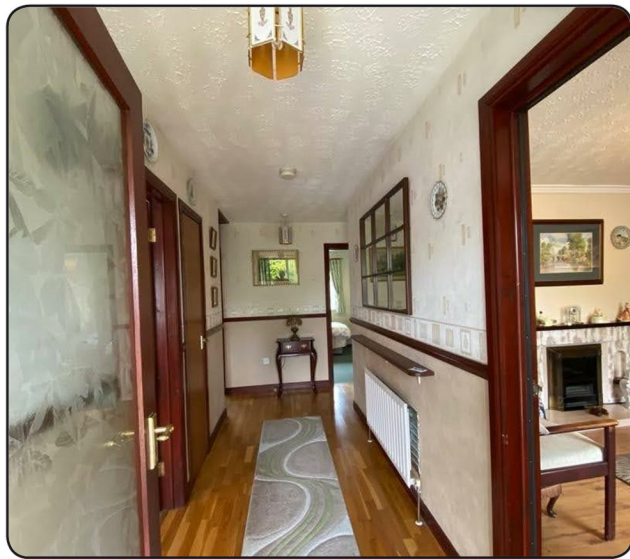
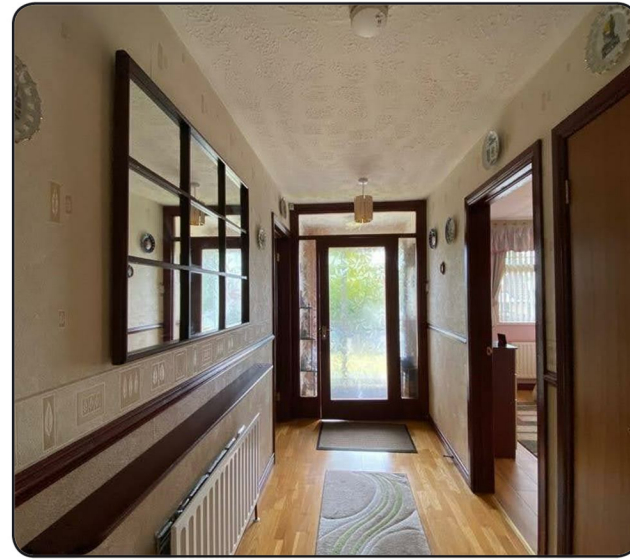
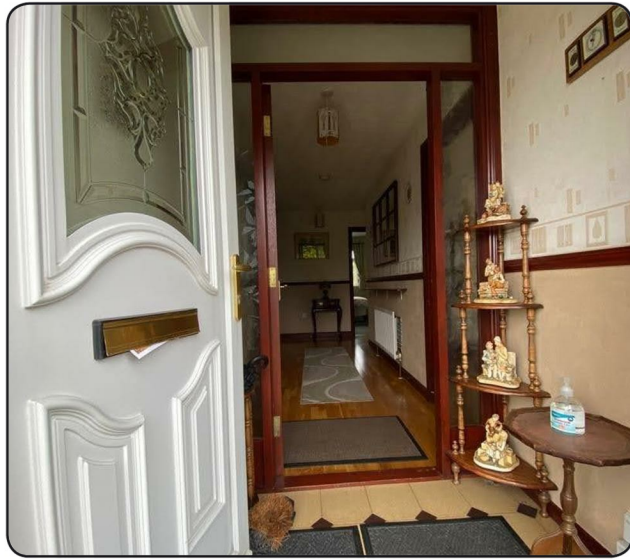


50 Abbeydale, L'derry, BT47 6YY

- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- SECURITY SYSTEM INSTALLED
- GARAGE
- EPC RATING - E
- NEAT LAWNS FRONT AND REAR.



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having cloaks cupboard, hotpress and semi-solid wooden floor.

### LOUNGE

15'10" into bay x 13'8" (4.83m into bay x 4.17m)

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

### KITCHEN / DINING AREA

13'6" x 10'4" (4.11m x 3.15m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Whirlpool' cooker, extractor hood, integrated fridge, dining space, tiled floor.

### UTILITY ROOM

9'8" x 8'3" (2.95m x 2.51m)

Having eye and low level units, single drainer stainless steel sink unit, 'Beko' washing machine, 'Beko' dishwasher, tiled floor.

### BEDROOM 1

11'8" x 10'9" (3.56m x 3.28m)

Having laminated wooden floor.

### BEDROOM 2

11'8" x 9'8" (3.56m x 2.95m)

### BEDROOM 3

10'2" x 8'11" (3.10m x 2.72m)

### WET ROOM

Comprising electric shower, whb and wc, fully tiled walls.

### INTEGRAL GARAGE

19'9" x 9'8" (6.02m x 2.95m)

Having roller door, light and power points.

### EXTERIOR FEATURES

Neat lawn to front with shrub border to side.

Lawn to rear stocked with abundance of plants and shrubs.

Greenhouse.

Tarmac driveway.

### ESTIMATED ANUAL RATES

£1083.83 (MAY 2022)

