

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£229,950



14 Alanvale Crescent, L'Derry, BT47 5SJ

VIEWING STRICTLY BY APPOINTMENT ONLY

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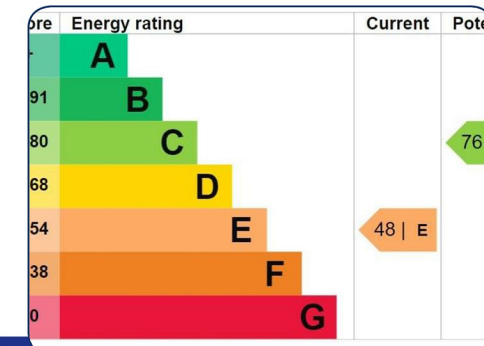


- DETACHED RANCH STYLE BUNGALOW
- 6 BEDROOMS / 1 RECEPTION
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- RENEWABLE AIR SOURCE HEATING
- CUL-DE-SAC LOCATION
- GARAGE
- SOLAR PANELS
- SCENIC VIEWS OF DONEGAL HILLS FROM FIRST FLOOR
- EPC RATING - E

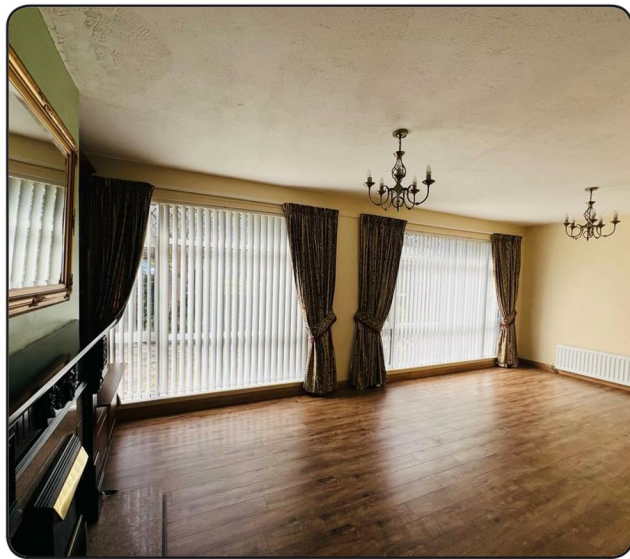
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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE / DINING AREA

20' x 14' wp (6.10m x 4.27m wp)

Having fireplace and laminated wooden floor.

KITCHEN

12'7" x 10'4" (3.84m x 3.15m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge, dining space, tiled floor.

BEDROOM 1

12' x 9'8" (3.66m x 2.95m)

Having built in wardrobes and laminated wooden floor.

BEDROOM 2

10'9" x 10'7" (3.28m x 3.23m)

Having built in wardrobes with cupboards over, dressing table, laminated wooden floor.

BEDROOM 3

10'4" x 8'7" (3.15m x 2.62m)

Having built in wardrobes and laminated wooden floor.

BEDROOM 4

9'5" x 8'8" (2.87m x 2.64m)

Having built in wardrobes and laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, shower screen, whb and wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having window, storage cupboard, laminated wooden floor.

BEDROOM 5 / STUDY

13'7" x 8'8" (4.14m x 2.64m)

Having wooden floor.

BEDROOM 6

13'7" x 10'5" (4.14m x 3.18m)

Having built in wardrobe and wooden floor.

SHOWER ROOM

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

EXTERIOR FEATURES

GARAGE Having up and over door, light and power points, plumbed for awm, doors to rear.

Paved area to front bordered by flower beds stocked with mature plants, shrubs and trees. Walled to front with double entrance gates.

Driveway.

Hedge to side.

Raised beds to rear. Stocked with strawberry plants.

ESTIMATED ANNUAL RATES

£1182.36 (MAY 2022)

