

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.

£310,000



80 Stoneypath, L'Derry, BT47 2AF

- DETACHED HOUSE
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PVC FASCIA & GUTTERING
- SECURITY SYSTEM INSTALLED
- INTEGRAL GARAGE
- VIEWS OVER RIVER FOYLE FROM FIRST FLOOR
- BRICK PAVIA DRIVEWAY
- EPC RATING - D

Score	Energy rating	Current	Potential
91	A		
80	B		
68	C		
54	D	62 D	68
38	E		
10	F		
	G		

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ACCOMMODATION

HALLWAY

Having walk in understairs storage, ceiling cornicing, tiled floor, double doors to family room.

LOUNGE

17'7" x 13' (5.36m x 3.96m)

Having attractive fireplace with cast iron and tiled inset, tiled hearth, ceiling cornicing, laminated wooden floor, open plan to dining room.

DINING ROOM

13' x 11'8" (3.96m x 3.56m)

Having ceiling cornicing, laminated wooden floor, French doors to rear garden.

FAMILY ROOM

15'7" x 13' (4.75m x 3.96m)

Having multi fuel stove set on granite hearth, ceiling cornicing, laminated wooden floor.

KITCHEN

21'2" x 11'8" (6.45m x 3.56m)

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, 5 ring gas hob, double oven, stainless steel extractor hood, larder, saucepan drawers, wicker vegetable baskets, space for fridge / freezer, plumbed for dishwasher, centre island with sink unit and storage under, pelmet over window with lighting, ample dining space, tiled floor.

UTILITY ROOM

11'9" x 7'9" wp (3.58m x 2.36m wp)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

GUEST WHB & WC

Having 1/2 tiled walls and tiled floor.

FIRST FLOOR

LANDING

Having hotpress, ceiling cornicing and laminated wooden floor.

MASTER BEDROOM

15'3" x 13'1" wp (4.65m x 3.99m wp)

Having built in wardrobes with sliding mirrored doors, ceiling cornicing, laminated wooden floor.

EN-SUITE

Comprising walk in electric shower, whb set in vanity unit, wc, chrome radiator, tiled walls and floor.

BEDROOM 2

13'3" x 13' (4.04m x 3.96m)

Having built in wardrobe with sliding mirrored doors, ceiling cornicing, laminated wooden floor.

BEDROOM 3

13'8 x 13' wp (4.17m x 3.96m wp)

Having built in wardrobes with sliding mirrored doors, ceiling cornicing and laminated wooden floor.

BEDROOM 4

13'1" x 11'9" (3.99m x 3.58m)

Having ceiling cornicing and laminated wooden floor.

BATHROOM

Comprising corner bath with shower fitting to taps, walk in power shower. 'His & Her ' wash hand basins set in vanity unit, wc, tiled walls and floor.

INTEGRAL GARAGE

21'5" x 13'9" (6.53m x 4.19m)

Having roller door, light and power points, side window.

EXTERIOR FEATURES

Neat lawns to front and rear stocked with abundance of plants, trees and shrubs.

Lawns to front with paved driveway leading to garage..

Enclosed to rear by fence and gate.

Patio area.

ESTIMATED ANNUAL RATES

£1773.54 (JUNE 2022)

