

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.

www.danielhenry.co.uk
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Daniel
Henry
ESTATE AGENTS

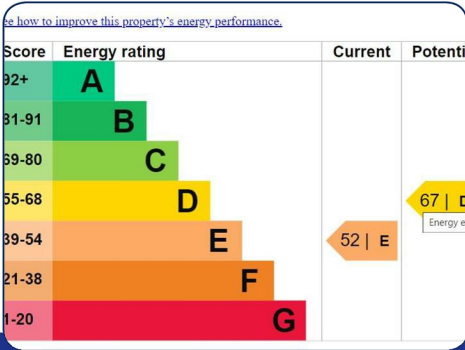
£149,950

FOR SALE

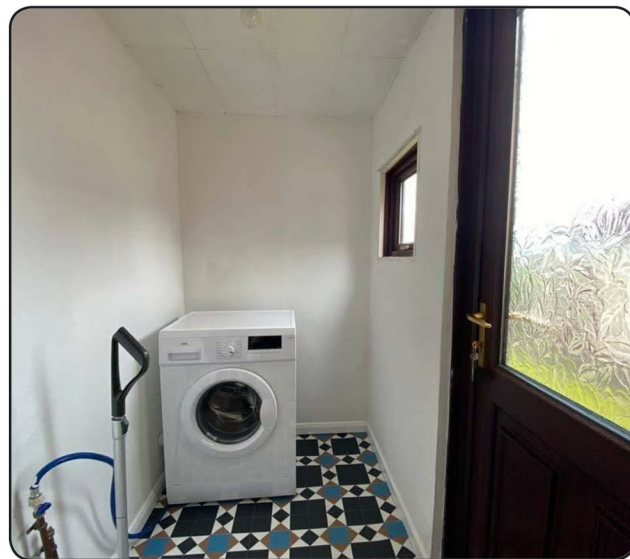
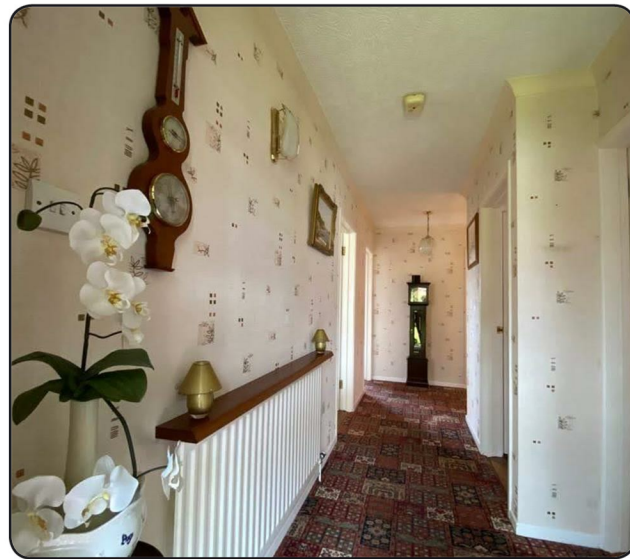


8 Cadogan Park, L'Derry, BT47 5QW

- SEMI DETACHED 'WOODBURN STYLE' BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- GARAGE
- EPC RATING -
- LAWNS FRONT AND REAR



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having wall light point, ceiling cornicing.

LOUNGE

16' x 11'10" (4.88m x 3.61m)

Having attractive fireplace, ceiling cornicing.

KITCHEN

13'10" x 8'9" (4.22m x 2.67m)

Having eye and low level units, tiling between units, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge / freezer.

REAR PORCH

Plumbed for washing machine.

BEDROOM 1

13'6" x 8'10" (4.11m x 2.69m)

BEDROOM 2

10'5" x 8'10" (3.18m x 2.69m)

Having ceiling cornicing.

BEDROOM 3

14'6" x 6'8" wp (4.42m x 2.03m wp)

Having built in wardrobe.

BATHROOM

Comprising bath with electric shower over, whb and wc, fully tiled walls.

EXTERIOR FEATURES

Neat lawn to front bordered by wall and double entrance gates. Flower beds stocked with flowering plants and shrubs.

Driveway to side.

Enclosed lawn to rear.

GARAGE

21'6" x 9'10" (6.40m'1.83m x 2.74m'3.05m")

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

ESTIMATED ANNUAL RATES

£886.77 (JULY 2022)

