

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.

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Daniel
Henry
ESTATE AGENTS

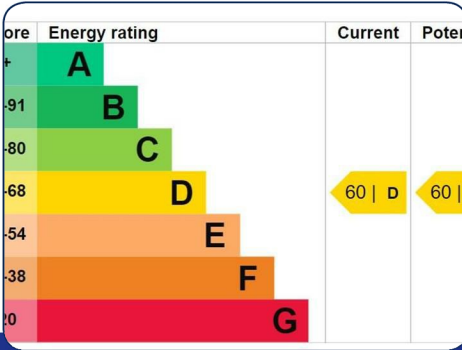
£320,000

FOR SALE

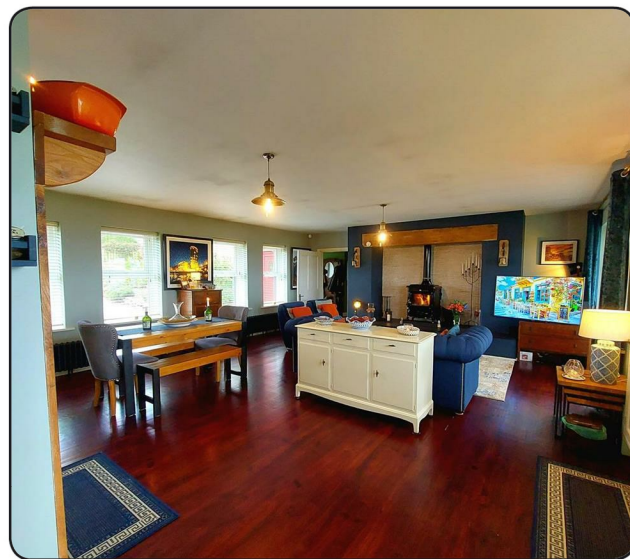
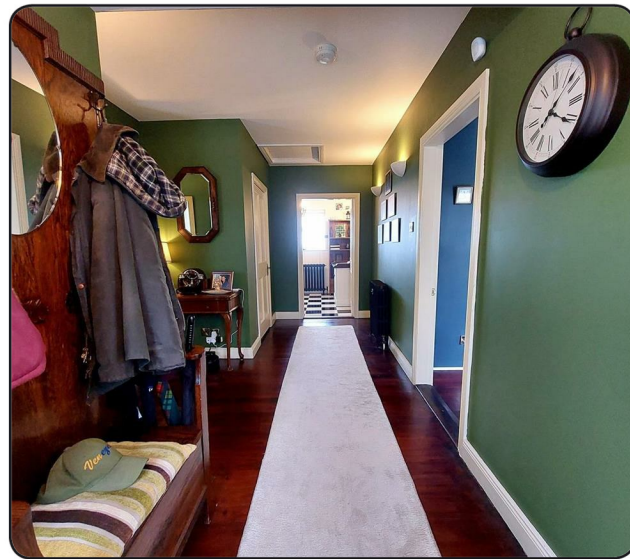
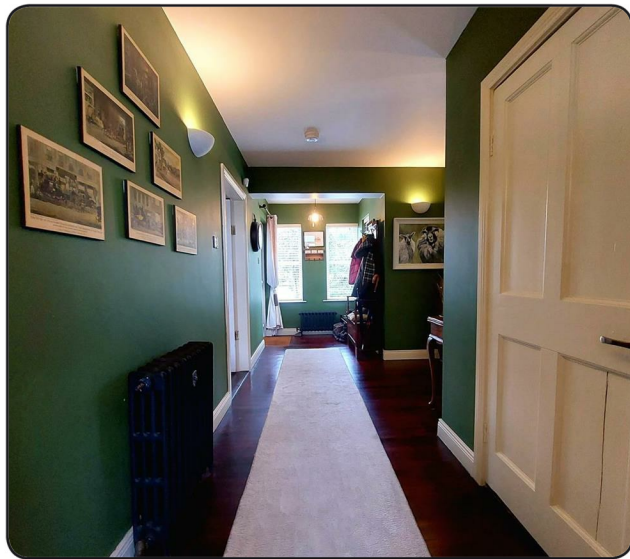


52a Craigbrack Road, Eglinton, BT47 3BD

- DETACHED BUNAGLOW ON GENEROUS PLOT
- OIL FIRED & SOLID FUEL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC EXTERIOR DOOR
- SECURITY SYSTEM INSTALLED
- BLINDS INCLUDED IN SALE
- STUNNING VIEWS OVER RIVER
- EPC RATING - D
- WELL STOCKED GARDENS WITH FRUIT BUSHES
- CONVENIENT TO CITY OF DERRY AIRPORT



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ACCOMMODATION

HALLWAY

Having cloaks cupboard, wall light points and wooden floor.

LOUNGE / KITCHEN / DINING AREA

23'5" x 21'2" (7.14m x 6.45m)

Having excellent range of eye and low level units, matching pelmet over window with concealed lighting, 'Belfast' sink set in granite worktop, 'Rangemaster' cooking centre set in tiled canopy with wooden surround, 'Henley Basket' multi fuel stove set on raised hearth with tiled surround, Oak feature beam, wooden floor, double doors leading to Conservatory.

CONSERVATORY

10'8" x 10'8" (3.25m x 3.25m)

Having tiled floor and French doors leading to decked patio area with breathtaking views.

UTILITY ROOM

10' x 7' (3.05m x 2.13m)

Having eye and low level units, 'Belfast' sink, 'Quartz' worktop, plumbed for washing machine, space for tumble dryer, tiled floor.

MASTER BEDROOM

18'9" x 16' into wardrobe (wp) (5.72m x 4.88m into wardrobe (wp))

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

EN-SUITE WET ROOM

Comprising shower, whb and wc, chrome radiator, partly tiled walls, tiled floor.

BEDROOM 2

14'10" x 14'5" wp (4.52m x 4.39m wp)

BEDROOM 3

11' x 9'5" (3.35m x 2.87m)

Having French doors leading to side.

BATHROOM

Comprising free standing bath with telephone hand shower attachment to taps, higher flush wc, whb set in vanity unit, two fully tiled walls, remaining walls panelled and mirrored with wall lights, tiled floor.

EXTERIOR FEATURES

Neat lawns to front and rear stocked with fruit bushes and flowering shrubs.

Neat lawn to rear with stunning views over open countryside, Lough Foyle, Binevenagh and Donegal.

Gravel driveway.

Decked patio area.

Rockery.

Barbecue area with electric sockets.

3 Garden Sheds one with electricity.

Vegetable patch.

Chicken coup.

External electric sockets.

ESTIMATED ANNUAL RATES

£1174.77 (JULY 2022)

