



1 Gleneen Park,
Altnagelvin

- Substantial detached residence on mature plot
- Convenient location close to Altnagelvin Hospital
- Recently installed kitchen and bathroom
- Large garage annex with utility room and shower room
- Superb family home!

Asking Price: £325,000



ENTRANCE PORCH:

Composite door, downlighters, tiled floor

GUEST SHOWER ROOM:

Low flush wc, wash hand basin with splashback, power shower

UTILITY AREA: (L Shaped)

Plumbed for automatic washing machine, laminate wood flooring

INTEGRAL GARAGE: 26'4" (8.03m) x 16'1" (4.9m)

Roller door, power and light, pedestrian door to deck

RECEPTION HALL:

Open tread staircase, coving and centre piece, laminate wood flooring

DEN: 13'2" (4.01m) x 10'7" (3.23m)

Plaster coving, laminate wood flooring

DINING ROOM/SUN ROOM: (at widest points) 22'0" (6.71m) x 15'11" (4.85m)

Plaster coving, wall light points, laminate wood flooring

LOUNGE: 18'1" (5.51m) x 14'0" (4.27m)

Cast iron fireplace with granite hearth and marble surround, plaster coving, laminate wood flooring, uPVC French doors to decking, French doors to....

CONSERVATORY: 15'0" (4.57m) x 12'0" (3.66m)

Tiled floor, French doors to....

KITCHEN/DINING: (atwidest points) 18'5" (5.61m) x 13'4" (4.06m)

Eye and low level units with integrated hob and eye level oven, extractor fan, integrated fridge, integrated dishwasher, 1 1/4 bowl sink unit, downlighters, under unit lighting, uplighters, part tiled walls, laminate wood flooring, back door

FIRST FLOOR:

Spacious landing, access to attic via hatch

BATHROOM:

Low flush wc, wash hand basin with monotap in vanity unit, tub bath, step in power shower, feature radiator, fully tiled feature wall, tiled floor

BEDROOM (1): 10'0" (3.05m) x 9'10" (3m)

Built in wardrobes

BEDROOM (2): 10'6" (3.2m) x 7'11" (2.41m)**BEDROOM (3): 13'10" (4.22m) x 10'6" (3.2m)**

Built in wardrobes

BEDROOM (4): 13'10" (4.22m) x 10'6" (3.2m)

Built in wardrobes

EXTERIOR:

Large tarmac driveway with parking for circa 5 cars; mature gardens; Perspex garage with roller door

PROPERTY MISREPRESENTATION ACT 1991

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

