

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.

Daniel Henry
ESTATE AGENTS

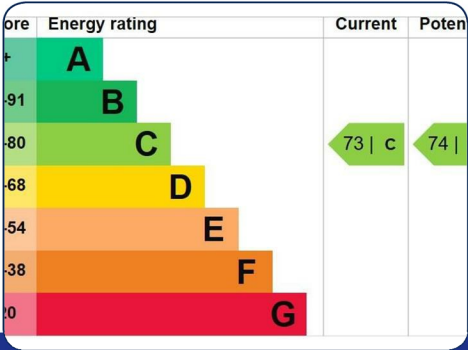
£205,000

FOR SALE



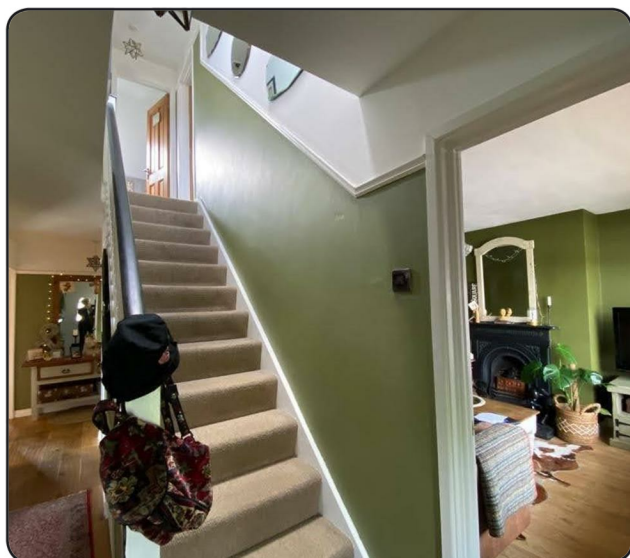
29 Pelham Road, L'derry, BT47 6FF

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC BACK DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- LARGE PLOT
- LAWNS TO FRONT SIDE AND REAR
- BRICK PAVIA DRIVEWAY
- EPc -



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ACCOMMODATION

HALLWAY

Having understairs storage, cloaks cupboard, picture rail, semi-solid wooden floor.

LOUNGE

15'8" x 11'8" (4.78m x 3.56m)
Having fireplace and laminated wooden floor.

KITCHEN

13'2" x 11'8" (4.01m x 3.56m)
Having eye and low level units, 'Belfast' sink, 'Zanussi' cooker, stainless steel extractor hood, plumbed for dishwasher, space for fridge / freezer, 'Quartz' worktop and splash back, laminated wooden floor, dining space.

UTILITY ROOM

Having range of eye and low level units, 1 1/2 bowl sink unit, plumbed for washing machine, space for tumble dryer, laminated wooden floor.

BEDROOM 3

11'8" x 9'9" (3.56m x 2.97m)
Having wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 4/FAMILY ROOM

11'8" x 11' (3.56m x 3.35m)
Having ornamental fireplace, wooden floor, French doors leading to rear.

BATHROOM

Comprising bath with shower fitting to taps, whb and wc, 1/2 height wooden panelled walls.

FIRST FLOOR

LANDING

Having airing cupboard.

BEDROOM 1

21'6" x 11'9" wp (6.55m x 3.58m wp)

BEDROOM 2

19'7" x 11'8" (5.97m x 3.56m)
Having access to attic storage.

SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc, 1/2 height wooden panelled walls, tiled floor.

EXTERIOR FEATURES

SHED 10' x 8'

Neat lawns to front, side and rear.
Paved patio areas leading to rear lawn stocked with plants, trees and shrubs.
Enclosed to rear by fence and gate.
Brick pavia driveway.

ESTIMATED ANNUAL RATES

£886.77 (JULY 2022)

