

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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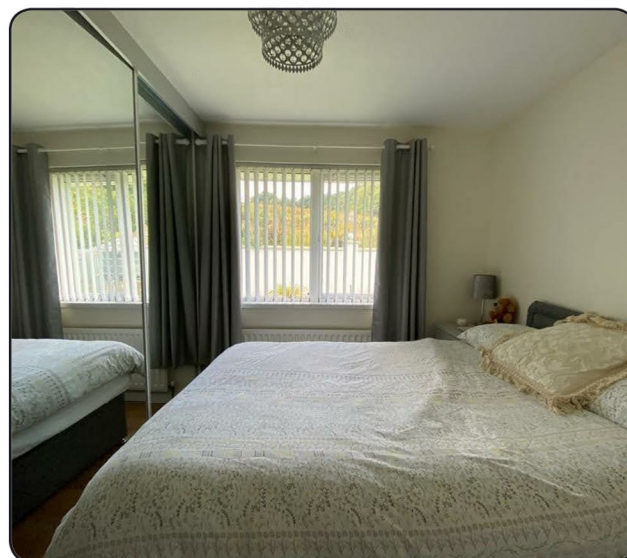
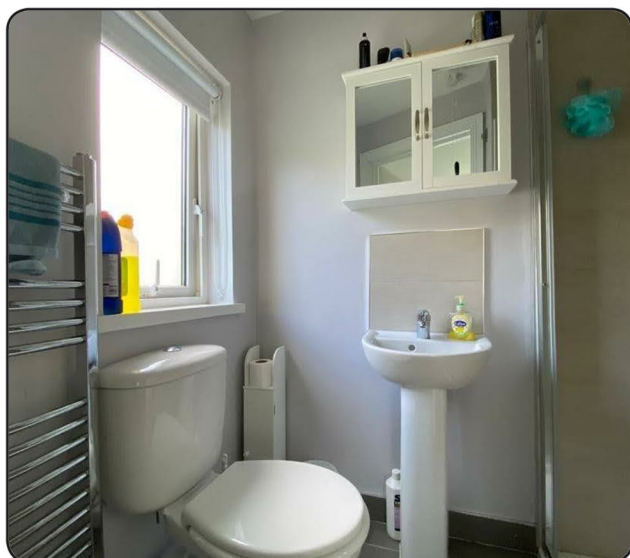
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 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

£195,000

3 Knockbrack Park, L'Derry, BT47 3WF

- DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- GARAGE
- ATTIC MAY BE SUITABLE FOR CONVERSION (subject to planning permission)
- EPC RATING - D
- LAWNS FRONT AND REAR

Pre	Energy rating	Current	Poten
91	A		
80	B		
68	C		
54	D	63 D	67
38	E		
0	F		
	G		



ACCOMMODATION

HALLWAY

Having cloaks cupboard, hotpress, ceiling cornicing and laminated wooden floor.

LOUNGE

17'10" x 14'7" wp (5.44m x 4.45m wp)

Having multi fuel stove set in stone surround and stone hearth, laminated wooden floor.

KITCHEN / DINING AREA

14'5" x 13'2" (4.39m x 4.01m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, space for fridge / freezer, tiled floor, Dining space with multi fuel stove, French doors leading to rear.

UTILITY ROOM

Having eye and low level units, plumbed for washing machine, space for tumble dryer.

MASTER BEDROOM

10'5" x 9'9" (3.18m x 2.97m)

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

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

BEDROOM 2

13'3" x 9'4" (4.04m x 2.84m)

Having laminated wooden floor.

BEDROOM 3

10'4" x 8'8" (3.15m x 2.64m)

Having laminated wooden floor.

BATHROOM

Comprising bath, walk in electric shower, whb and wc, partly tiled walls, tiled floor.

EXTERIOR FEATURES

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

Shed 8' x 6'

Neat lawn to front.

Neat lawn to rear enclosed by gate.

Tarmac driveway.

