

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

**£150,000**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk

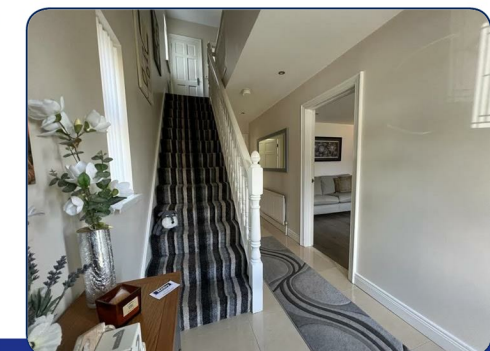
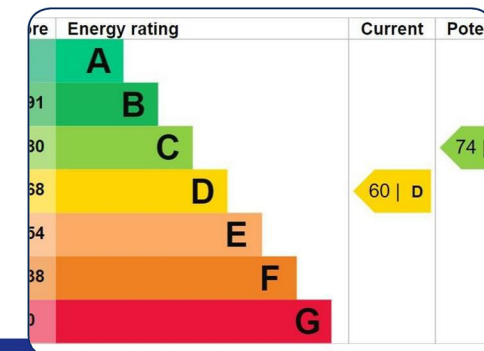
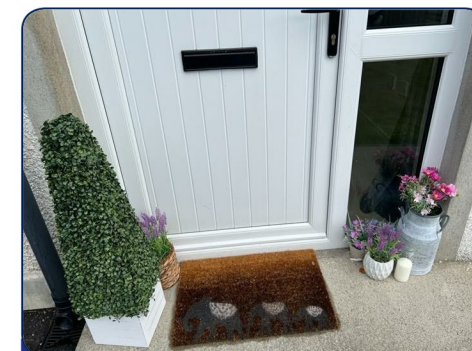


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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.

**28 DUNNALONG MANOR, BREADY, BT82 0EQ**

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- CARPETS & BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- DOUBLE GARAGE
- EPC RATING - D



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## ACCOMMODATION

### HALLWAY

Having recessed lighting and tiled floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

16'1" x 12'2" (4.90m x 3.71m)

Having multi fuel stove, recessed lighting, laminated wooden floor.

### KITCHEN / DINING AREA

21'9" x 11'10" (6.63m x 3.61m)

Having range of eye and low level units, tiling between units, hob, double oven, stainless steel extractor hood, integrated fridge / freezer, plumbed for washing machine, ample dining space, storage cupboard, recessed lighting, French doors leading to rear, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress, built in wardrobe, recessed lighting.

#### MASTER BEDROOM

13'5" x 11'9" wp (4.09m x 3.58m wp)

Having built in shelving and drawers and wardrobes with sliding mirrored doors.

#### EN-SUITE

Comprising walk in electric shower, whb and wc, PVC cladding to walls, recessed lighting, tiled floor.

#### BEDROOM 2

11'10" x 11' (3.61m x 3.35m)

#### BEDROOM 3

10'2" x 8'4" wp (3.10m x 2.54m wp)

Having built in wardrobe.

#### BATHROOM

Comprising bath with tiling around, whb set in vanity unit, wc, recessed lighting, tiled floor.

#### EXTERIOR FEATURES

Paved patio area leading to rear lawn.

Tarmac driveway.

#### GARAGE

25' x 19'6" (7.62m x 5.94m)

Having roller door.

#### ESTIMATED ANNUAL RATES

£862.14 (SEPT 2022)

