

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.

www.danielhenry.co.uk
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Daniel
Henry
ESTATE AGENTS

£225,000

FOR SALE

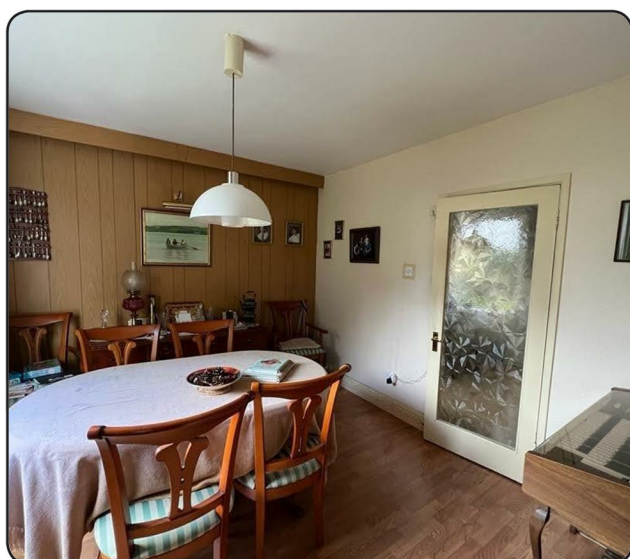
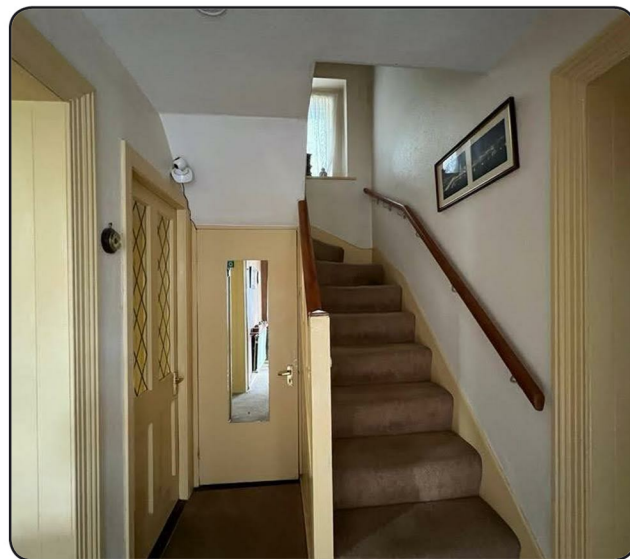


Seymour Lodge, 1 Clooney Road, L'Derry, BT47 6TB

- DETACHED HOUSE
- 3 RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- GARAGE
- CAR PORT
- STABLES
- MATURE LAWN
- EPC -
- LONG TARMAC DRIVEWAY



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ACCOMMODATION

VESTIBULE PORCH

Having woodblock floor.

HALLWAY

Having understairs storage.

LOUNGE

15'7" x 10'8" (4.75m x 3.25m)

Having ornamental fireplace, ceiling cornicing and centre rose, laminated wooden floor.

DINING ROOM

11'3" x 9'10" (3.43m x 3.00m)

SITTING ROOM

10'7" x 10'6" (3.23m x 3.20m)

KITCHEN

25' x 8'10" wp (7.62m x 2.69m wp)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for cooker, space for fridge, plumbed for dishwasher, larder.

REAR PORCH

UTILITY

Having sink unit, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having storage cupboard and hotpress.

BEDROOM 1

11'11" x 11'3" (3.63m x 3.43m)

Having whb and laminated wooden floor.

BEDROOM 2

11'8" x 10'8" (3.56m x 3.25m)

Having built in wardrobe, shower.

BEDROOM 3

10'10" x 10'7" wp (3.30m x 3.23m wp)

BATHROOM

Comprising bath whb and wc, laminated wooden floor.

EXTERIOR FEATURES

GARAGE 17'5" x 16'9" wp Having light and power points.

Car port.

Stables.

Neat lawns to front and side stocked with mature plants and shrubs.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1872.07 (OCT 2022)