

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
ESTATE AGENTS

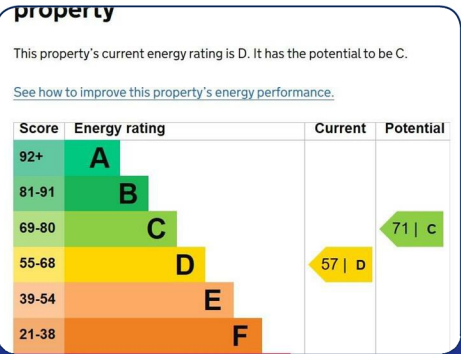
£312,500

FOR SALE



11 Gleneen Park, Altnagelvin, BT47 2LR

- DETACHED CHALET BUNGALOW
- 5 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- CUL-DE-SAC LOCATION
- PRIVATE REAR GARDEN
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING - D



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ACCOMMODATION

VESTIBULE PORCH

Having cloaks cupboard.

HALLWAY

Having ceiling cornicing.

LOUNGE / DINING AREA

27'4" x 19'4" wp (8.33m x 5.89m wp)
'L' shaped. Having fireplace with tiled hearth, ceiling cornicing, spacious dining area.

FAMILY ROOM / STUDY

14'4" x 10'10" wp (4.37m x 3.30m wp)
Having ceiling cornicing, wooden floor, French doors.

KITCHEN

12'10" x 10'10" (3.91m x 3.30m)
Having range of eye and low level units, tiling between units, double oven, hob, extractor hood, wine rack, integrated fridge / freezer and dishwasher, breakfast bar, tiled floor.

BEDROOM 1

11'10" x 10'10" (3.61m x 3.30m)
Having built in wardrobe and laminated wooden floor.

BEDROOM 2

12'2" x 10'1" (3.71m x 3.07m)
Having built in wardrobe and laminated wooden floor.

BEDROOM 3

10'3" x 9'7" wp (3.12m x 2.92m wp)
Having ceiling cornicing, built in wardrobe and laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, shower screen, whb and wc, fully tiled walls and floor.

FIRST FLOOR

BRIGHT LANDING

BEDROOM 4

22' x 11'3" wp (6.71m x 3.43m wp)

EN-SUITE

Comprising bath with electric shower over, shower screen, whb and wc, partly tiled walls, tiled floor.

BEDROOM 5

14'7" x 11'4" (4.45m x 3.45m)

EN-SUITE

Comprising walk in electric shower with PVC cladding to walls, bidet, whb and wc, partly tiled walls.

EXTERIOR FEATURES

SINGLE GARAGE

17'10" x 10'11" (5.44m x 3.33m)
Having roller door, light and power points, side window and door, sink, plumbing for washing machine.

Neat lawn to front.
Large plot to rear in lawn bordered by mature conifers and stocked with mature trees including Cherry Blossom.
Enclosed to rear by gate.
Paved patio area.
Long tarmac driveway leading to Garage.
Two sheds.

ESTIMATED ANNUAL RATES

1724.28 (NOV 2022)

