

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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 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.

£125,000

28 Rosstown Gardens, L'Derry, BT47 5PW

- SEMI DETACHED BUNGALOW
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- GARAGE
- EPC RATING -
- LAWNS FRONT AND REAR

Energy rating	Current	Potential
A		
B		
C		
D	57 D	65 E
E		
F		
G		



ACCOMMODATION

VESTIBULE PORCH

Having laminated wooden floor

HALLWAY

LOUNGE

16'3" x 11'11" wp (4.95m x 3.63m wp)

Having fireplace and laminated wooden floor.

KITCHEN / DINING AREA

13'7" x 8'7" (4.14m x 2.62m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, space for cooker, extractor fan, space for fridge / freezer, plumbed for washing machine, hotpress.

REAR PORCH

Having tiled floor.

BEDROOM 1

14'9" x 6'8" wp (4.50m x 2.03m wp)

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

13'7" x 8'11" (4.14m x 2.72m)

BEDROOM 3

10'4" x 8'10" (3.15m x 2.69m)

BATHROOM

Comprising bath with shower attachment to taps and electric shower over, tiling around bath, whb vanity unit, wc, tiled floor.

EXTERIOR FEATURES

GARAGE

Garden to front and side enclosed by wall and hedge.

Garden to rear bordered by wall.

Driveway with entrance gate.

ESTIMATED ANNUAL RATES

£886.77 (DEC 2022)

