

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com

Daniel Henry
 ESTATE AGENTS

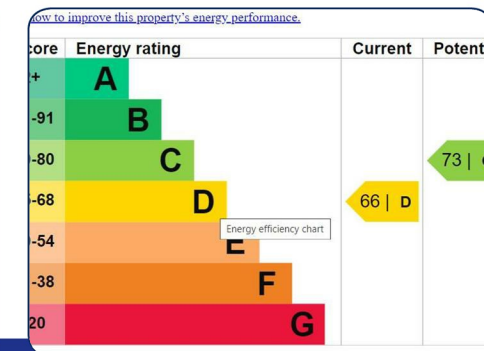
£435,000

FOR SALE



Bayview Lodge 2 Clooney Road, L'Derry, BT47 6TB

- DETACHED HOUSE
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- VIEWS OVER RIVER FOYLE & DONEGAL HILLS
- LIFT TO FIRST FLOOR
- GARDEN ROOM
- WALLED GARDEN
- PAVED DRIVEWAY TO FRONT



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having cloaks cupboard, wooden floor..

LOUNGE

18'5" x 13'7" (5.61m x 4.14m)

Having multi fuel stove, recessed lighting, wooden floor, patio doors leading to decking and rear lawn. Open plan to Dining.

DINING AREA

13'7" x 9'4" (4.14m x 2.84m)

Having concealed lighting.open plan to Kitchen

KITCHEN

19'6" x 13' (5.94m x 3.96m)

Having range of eye and low level units, integrated dishwasher, oven and microwave, gas hob, extractor hood, American style fridge / freezer, centre island with breakfast bar and storage under, recessed lighting, tiled floor, door to decking area, open plan to Dining area.

BEDROOM 5 / STUDY

11'9" x 6'10" (3.58m x 2.08m)

Having recessed lighting.

SHOWER ROOM

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

ANNEX

HALLWAY

Having laminated wooden floor.

GUEST TOILET AND WHB

Having recessed lighting.

LOUNGE / KITCHEN / DINING AREA

16' x 15'3" (4.88m x 4.65m)

Having ornamental fireplace and recessed lighting. Kitchen area having eye and low level units, integrated fridge, built in oven, dishwasher, washing machine, laminated wooden floor, patio doors to rear.

FIRST FLOOR

GALLERY LANDING

MASTER BEDROOM

13'8" x 13' (4.17m x 3.96m)

Having walk in wardrobe, recessed lighting. Vaulted ceiling.

EN-SUITE WET ROOM

Comprising shower, whb and wc, tiled floor., vaulted ceiling.

BEDROOM 2

16' x 15'3" wp (4.88m x 4.65m wp)

Having laminated wooden floor, vaulted ceiling.

EN-SUITE WET ROOM

Comprising shower, whb set in vanity unit, wc, chrome radiator, recessed lighting.

BEDROOM 3

13'1" x 11'10" (3.99m x 3.61m)

BEDROOM 4

12'2" x 8'8" (3.71m x 2.64m)

BATHROOM

Comprising bath, shower, 'His and Her' wash hand basins with storage under, wc, recessed lighting, partly tiled walls, tiled floor.

EXTERIOR FEATURES

Paved driveway to front. Store.

Paved patio and decking leading to walled garden.

Garden Room.

Enclosed to rear.

GARDEN ROOM

18'9" x 14'6" (5.72m x 4.42m)

Having sink unit set in built in units, fridge, recessed lighting, wooden floor, views over garden.

Store room off plumbed for wet room. Underfloor heating.

ESTIMATED ANNUAL RATES

£2364.72 (JUNE 2022)

