#### SPECIAL FEATURES OF THE PROPERTY INCLUDE:















## **VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

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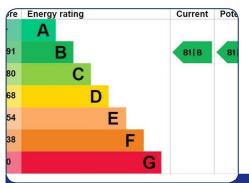


£249,950



# 148 Barleyfields, Derry, BT48 8TQ

- DETACHED BUNGALOW
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE PVC FRONT DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING B
- NEAT LAWNS WITH BOX HEDGING TO SIDE







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#### **ACCOMMODATION**

#### **SPACIOUS HALLWAY**

Having tiled floor.

#### LOUNGE

14'6" x 12'7" (4.42m x 3.84m)

Having magnificent ornamental fireplace with electric inset, matching hearth, dual aspect.

#### **KITCHEN / DINING AREA**

15'6" x 11' (4.72m x 3.35m)

Having excellent range of eye and low level units, stainless steel sink unit set in 'Quartz' worktop with matching upstand, hob, double oven, stainless steel extractor hood, integrated fridge / freezer, dishwasher and washing machine, recessed lighting, storage cupboard, dining space, tiled floor, French doors leading to paved yard.

#### **BDEROOM 1**

13'3" x 10'10" wp (4.04m x 3.30m wp)

Having built in wardrobes with sliding mirrored doors.

#### BEDROOM 2

11'2" x 9'5" (3.40m x 2.87m)

#### **BATHROOM**

Comprising bath, walk in shower, who set in vanity unit, 1/2 tiled walls, tiled floor, recessed lighting.

#### **EXTERIOR FEATURES**

Neat lawn front and side.

Box hedge to side.

Enclosed to rear by wall, fence and gate.

Large paved patio area leading to lawn laid out in artificial grass, bordered with feature stone wall with raised flower beds.

Excellent outdoor space for summer dining.

Tarmac driveway.

### **ESTIMATED ANNUAL RATES**

£1054.80 (APRIL 2023)





