

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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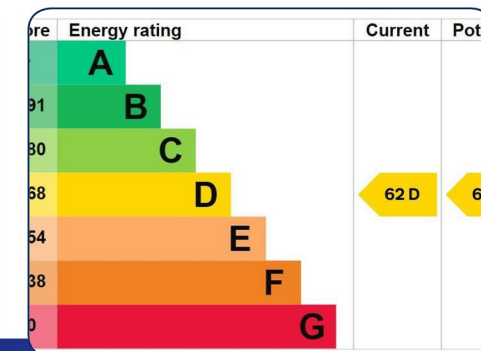
Daniel Henry
ESTATE AGENTS

£220,000



22 Gweebarra Park, Derry, BT48 0EE

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM / 1 RECEPTION
- PVC DOUBLE GLAZED WINDOWS (except garage & velux)
- PVC COMPOSITE FRONT DOOR
- PVC BACK & FRENCH DOORS
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard, hotpress, tiled floor, beautiful white curved staircase to first floor

LOUNGE

14'8" x 12' (4.47m x 3.66m)

Having multi fuel stove set in hole in wall style fireplace, tiled hearth, laminated wooden floor.

KITCHEN / DINING AREA

17'5" x 16' wp (5.31m x 4.88m wp)

Having excellent range of eye and low level units, stainless steel sink unit, space for cooking centre, stainless steel extractor hood, integrated dishwasher, space for fridge / freezer, recessed ceiling lighting, ample dining / family space, French doors leading to garden, tiled floor.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

BEDROOM 3

11'9" x 10' (3.58m x 3.05m)

Having built in wardrobe with sliding mirrored doors, wooden floor.

BEDROOM 4

11'8" x 8'9" (3.56m x 2.67m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower over, shower screen, whb set in vanity unit, wc, wall tiling, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboards.

BEDROOM 1

13'6" x 8'4" (4.11m x 2.54m)

Having built in wardrobes with sliding doors, wooden floor.

BEDROOM 2

13'4" x 8'8" wp (4.06m x 2.64m wp)

Having built in wardrobes with sliding mirrored doors, wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit, chrome radiator, tiled floor.

DETACHED GARAGE

With double doors, light and power points, side window and door.

EXTERIOR FEATURES

Neat lawns to front.

Neat lawn to rear enclosed by fence and gate.

Paved patio area.

Tarmac driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1318.50 (MAY 2023)

