

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



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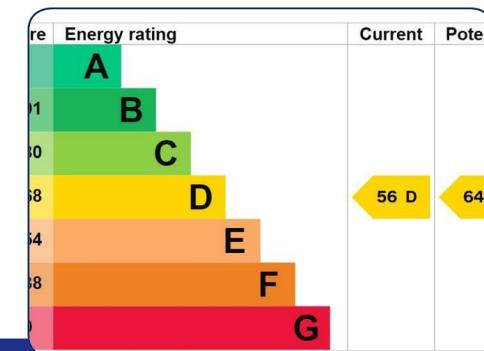
Daniel Henry
ESTATE AGENTS

£199,950

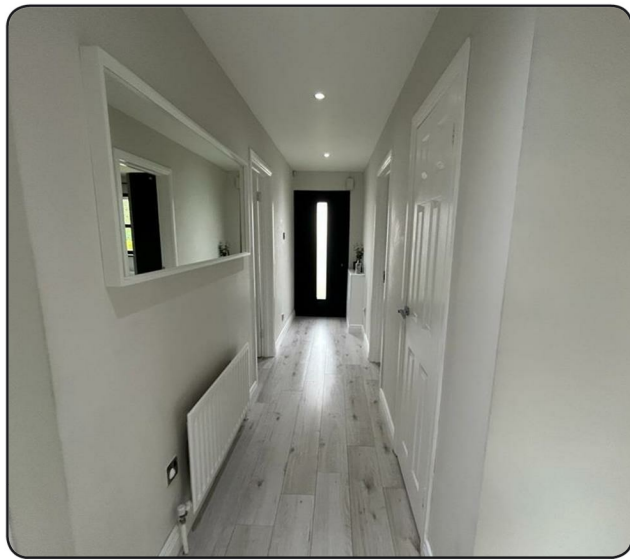


112 Abbeydale, L'Derry, BT47 6FY

- SEMI DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS & DOORS
- PVC FASCIA WITH SPOT LIGHTS
- PVC GUTTERING
- GARAGE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard with light, recessed lighting, laminated wooden floor.

LOUNGE

14'9" x 13'1" wp (4.50m x 3.99m wp)

Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA

14'4" x 12'4" (4.37m x 3.76m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, stainless steel extractor hood, recessed lighting, laminated wooden floor.

UTILITY ROOM

8'4" x 4'9" (2.54m x 1.45m)

Plumbed for washing machine, space for fridge / freezer, space for tumble dryer, laminated wooden floor.

BEDROOM 1

11'9" x 11'4" (3.58m x 3.45m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

11'5" x 8' (3.48m x 2.44m)

BEDROOM 3

9'4" x 8'4" (2.84m x 2.54m)

Having laminated wooden floor.

BATHROOM

Comprising bath with mixer taps, whb vanity unit, wc, walk in electric shower with PVC cladding to walls, recessed lighting, tiled floor.

EXTERIOR FEATURES

Garden to front.

Garden to rear enclosed by fence.

Paved patio area.

Concrete driveway.

Outside tap.

GARAGE

17'8" x 10'6" (5.38m x 3.20m)

Having roller door, light and power points, PVC side window and door.

ESTIMATED ANNUAL RATES

£1002.06 (JULY 2023)

