

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

£220,000



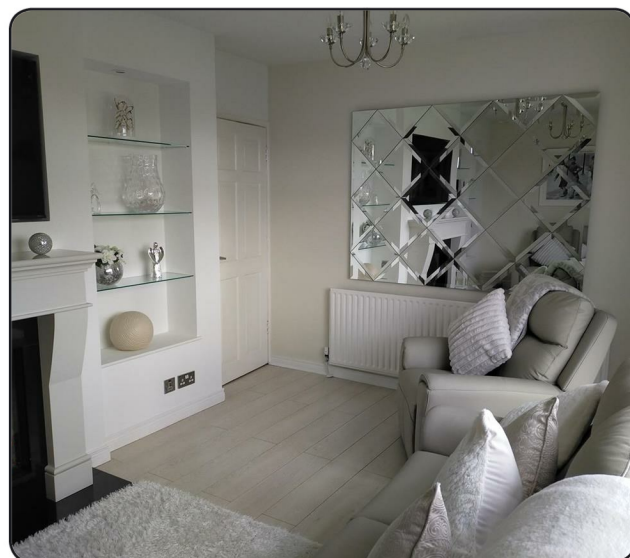
23 Knockwellan Park, Derry, BT47 2JB

- DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC FRONT & BACK DOORS
- NEAT LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING - D

core	Energy rating	Current	Potent
74+	A		
69-73	B		
64-68	C		
59-63	D	62 D	64 D
54-58	E		
49-53	F		
44-48	G		

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ACCOMMODATION

HALLWAY

Having cloaks cupboard, hotpress and tiled floor.

LOUNGE

17'4" x 10'11" (5.28m x 3.33m)

Having magnificent fireplace with granite inset and hearth, matching mirror overmantle, laminated wooden floor.

KITCHEN / DINING AREA

14'5" x 8'4" wp (4.39m x 2.54m wp)

Having range of eye and low level units, concealed lighting under, tiling between units, single drainer stainless steel sink unit with mixer taps, hob and underoven, extractor hood, space for fridge, dining space, laminated wooden floor.

BEDROOM 1

12'2" x 9'7" (3.71m x 2.92m)

Having laminated wooden floor.

BEDROOM 2

12'4" x 8'5" (3.76m x 2.57m)

Having laminated wooden floor.

BEDROOM 3

8'8" x 7'6" (2.64m x 2.29m)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, fully tiled walls.

EXTERIOR FEATURES

GARAGE

17'1" x 8'4" (5.21m x 2.54m)

Having up and over door, side door and window, plumbed for washing machine, space for tumble dryer, space for freezer, light and power points.

Neat lawn to front bordered by fence, hedge and double entrance gates.

Tarmac driveway leading to Garage.

Extensive enclosed lawn to rear bordered by fence and hedge.

Paved patio and paths.

Shed.

ESTIMATED ANNUAL RATES

£1028.43 (AUG 2023)

