

FOR SALE

27 DUNCASTLE ROAD, NEWBUILDINGS, L'DERRY, BT47 2QT



PRICE: Offers Around £750,000

I am delighted to welcome to the market for sale this detached period home, which has been modernised recently but still has fabulous original features.

The property is located on the Duncastle Road, just outside Newbuildings. The property comprises of 4 reception rooms, kitchen, utility room, laundry room, 6 bedrooms, bathroom, shower room & guest WC. The property boasts dual central heating (oil & stove), PVC windows, Bi-folding doors, 2 storey barn & outbuildings. The property boasts off street parking, private lane driveway with large gardens.

Set in a 'Countryside' location, however a short stroll to local schools, shops & main bus route. Well worth a viewing if you are after a period home with character, however tastefully modernised for today's growing family.

- **Detached period home**
- **Full recent refurbishment**
- **6 Bedrooms**
- **4 Reception Rooms**

- * **PVC windows**
- * **Off Street Parking**
- * **Large Gardens**
- * **Dual Central Heating (oil & stove)**

Vestibule porch – 10ft x 6ft 6”

Having tiled flooring

Hallway

Having carpet flooring, original ceiling coving, 2x glass droplet chandelier, storage room, storage cupboard & 2x double panel radiators



Sitting Room – 19ft 3” x 16ft 11”

Having solid wood flooring, stove fire (with back boiler), original ceiling coving, droplet chandelier & 2x double panel radiators



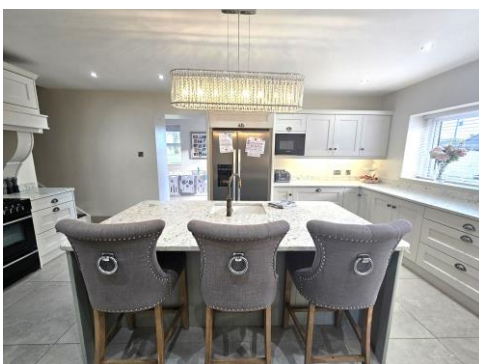
Bar/Family Room – 19ft 5” x 15ft 7”

Having parquet wood effect vinyl flooring, glass chandelier, double panel radiator & single panel radiator



Kitchen – 18ft 10” x 14ft 9”

Having tiled flooring, solid wood high & low level units with stone worktop & matching upstand, space for fridge freezer, island having integrated dishwasher, Quooker boiling water tap, gas range freestanding cooker with concealed extraction fan above, built in food pantry, under counter heating



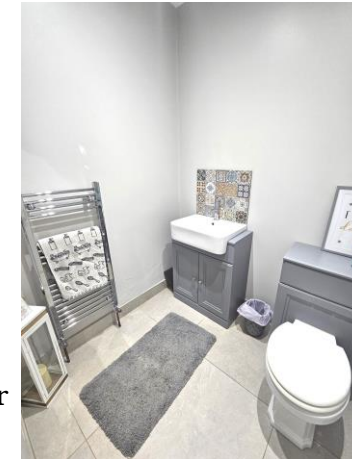
Dining Area – 24ft 2” x 10ft 11”

Having tiled flooring, vaulted ceiling with exposed beams, bi-folding aluminium door, 2 double panel radiators



Family Room – 15ft 5” x 10ft 11”

Having tiled flooring, feature tiled wall with freestanding stove fire, recessed downlighters, cloak room



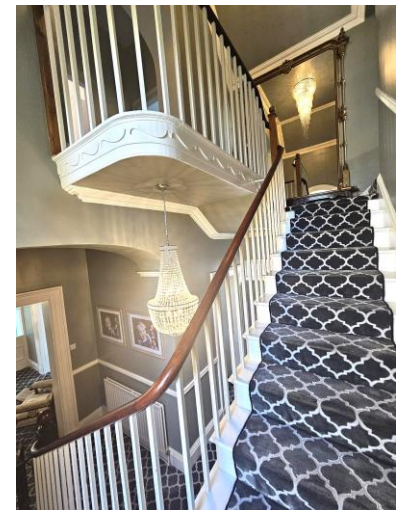
Guest WC – 6ft 1” x 5ft 3”

Having tiled flooring, recessed downlighters, low flush Wc, wash hand basin with vanity unit & towel radiator

Utility Room – 18ft 11” x 10ft 3”

Plumbed for washing machine, space for tumble dryer, & double panel radiator

Stairs & landing – having carpet runner flooring



Bedroom 1 – 19ft 8” x 10ft 9”

Having paraquet wood effect vinyl flooring, build in wardrobe, double panel radiator & single panel radiator

Bathroom – 12ft 2” x 8ft 10”

Having tile effect vinyl flooring, wash hand basin with vanity unit, low flush WC, panelled bath with ‘telephone’ style taps, fully enclosed shower cubical with sliding door, power shower, towel radiator



Laundry Room – 10ft 4” x 6ft 4”

Having carpet flooring, having built in wardrobes, hotpress & single panel radiator



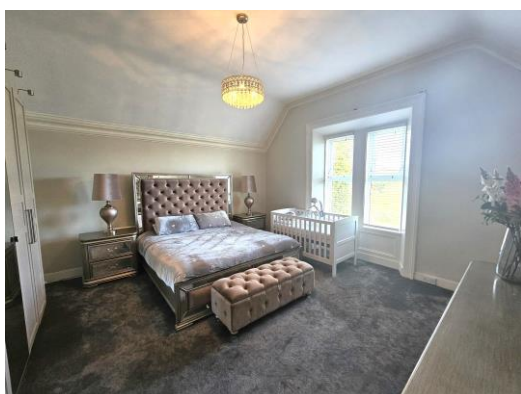
Bedroom 2 – 11ft 8” x 11ft

Having carpet flooring, original feature fireplace & single panel radiator



Bedroom 3 – 9ft 4” X 8ft 4”

Having carpet flooring, storage cupboard (with water tank) & single panel radiator



Bedroom 4 – 15ft x 15ft 10”

Having carpet flooring, 5 door built in wardrobe & double panel radiator



Bedroom 5 – 15ft 1” x 11ft 9”

Having carpet flooring, built in sliderobe & double panel radiator

Bedroom 6 – 15ft 10” x 11ft 5”

Having carpet flooring, built in sliderobe & double panel radiator



Shower Room – 12ft 1” x 4ft

Having tiled flooring, low flush WC, marble wash hand basin with vanity unit, low flush WC, open shower cubical with electric shower, extractor fan & towel radiator

External:

Front/Rear & Side –

Garden laid in lawn with private driveway
2 storey barn & outbuildings



TENURE: To be confirmed

NAV: We have been verbally advised by the Rate. Collection Agency that the NAV is TBC.

HOUSE TO SELL? If you have a house to sell and you are interested in purchasing this home, please talk with us about a free market appraisal of your property and our competitive sale fees.

FINANCE REQUIRED? Should you require financial advice in respect of the purchase of this or any other property, our financial adviser will be happy to assist you.

VIEWING: By appointment with sole agent. To arrange an appointment to view contact us on;

Tel : 02871 224215

Mob: 07702242502

Or

e-mail us at: ehrentals@live.co.uk