

**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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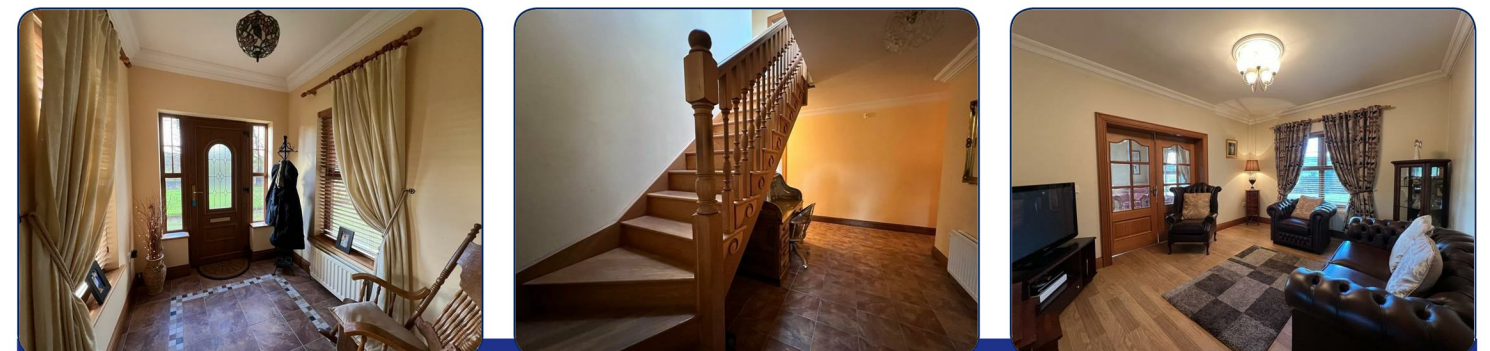
**Daniel Henry**  
ESTATE AGENTS

**£250,000**

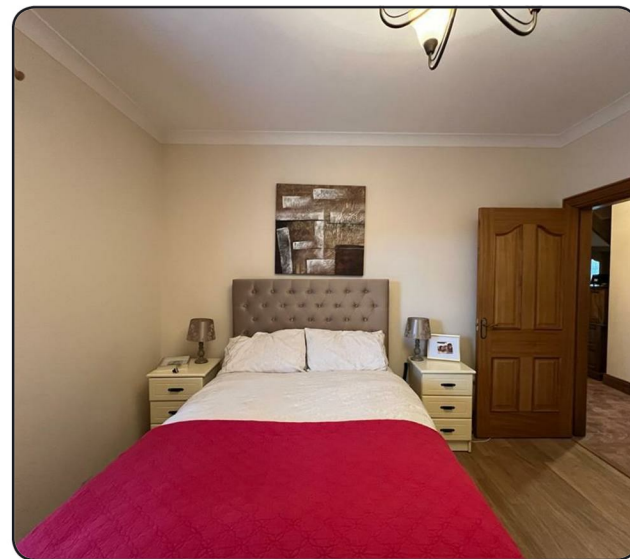


**232 Lisnaragh Road, Donemana, BT82 0SD**

- DETACHED CHALET BUNGALOW
- 5 BEDROOM / 3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT DOOR
- OAK STAIRCASE & INTERNAL DOORS
- SECURITY SYSTEM INSTALLED
- GENEROUS PLOT
- DETACHED GARAGE WITH LOFT OVER
- EPC RATING -



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**ACCOMMODATION**

**VESTIBULE PORCH**

Having ceiling cornicing and tiled floor.

**HALLWAY**

Having Oak staircase, double cloaks cupboard, ceiling cornicing and tiled floor.

**LOUNGE**

17'9" x 15'11" into bay window (5.41m x 4.85m into bay window)  
Piped for gas fire, ceiling cornicing.

**FAMILY ROOM**

14'3" x 11'7" (4.34m x 3.53m)  
Having ceiling cornicing, laminated wooden floor, double doors leading to Kitchen and Sun room.

**SUN ROOM**

16'1" x 11'8" (4.90m x 3.56m)  
Having wood burning stove, ceiling cornicing, recessed lighting, laminated wooden floor, double doors to side.

**KITCHEN**

25' x 12'1" (7.62m x 3.68m)  
Having excellent range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, Belling cooking centre, gas hob, electric oven, matching overmantle with extractor fan, integrated fridge/freezer and dishwasher, ample dining space, tiled floor.

**REAR HALLWAY**

Having tiled floor.

**GUEST WHB & WC**

**UTILITY ROOM**

Having eye and low level units, sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

**MASTER BEDROOM**

14'6" x 13'6" wp (4.42m x 4.11m wp)  
Having laminated wooden floor.

**EN-SUITE**

Comprising fully tiled walk in shower, whb and wc, 1/2 tiled walls, tiled floor.

**BEDROOM 2**

12'7" x 12' (3.84m x 3.66m)  
Having wall to wall built in wardrobes, laminated wooden floor.

**EN-SUITE**

Comprising fully tiled walk in shower, whb and wc, ceiling cornicing, 1/2 tiled walls, tiled floor.

**BATHROOM**

Comprising free standing bath, whb and wc, walk in tiled electric shower, ceiling cornicing, 1/2 tiled walls, tiled floor.

**FIRST FLOOR**

**LANDING**

Having double walk in hotpress, built in cupboard, laminated wooden floor.

**BEDROOM 3**

17'6" x 13'8" (5.33m x 4.17m)  
Having walk in wardrobe and laminated wooden floor.

**BEDROOM 4**

17'6" x 12'11" (5.33m x 3.94m)  
Having built in wardrobe, laminated wooden floor, inter linked with door leading to bedroom 5.

**BEDROOM 5**

12'6" x 11'9" (3.81m x 3.58m)  
Having laminated wooden floor. Access from bedroom 4.

**SHOWER ROOM**

Comprising walk in shower, whb and wc, fully tiled walls and floor.

**EXTERIOR FEATURES**

Lawn to front bordered by wall and electric entrance gates.

**DETACHED GARAGE**

Having roller door, light and power points, side window and door.  
Loft over.

**ESTIMATED ANNUAL RATES**

£1740.42 (Jan 2024)

