

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




VIEWING STRICTLY BY APPOINTMENT ONLY

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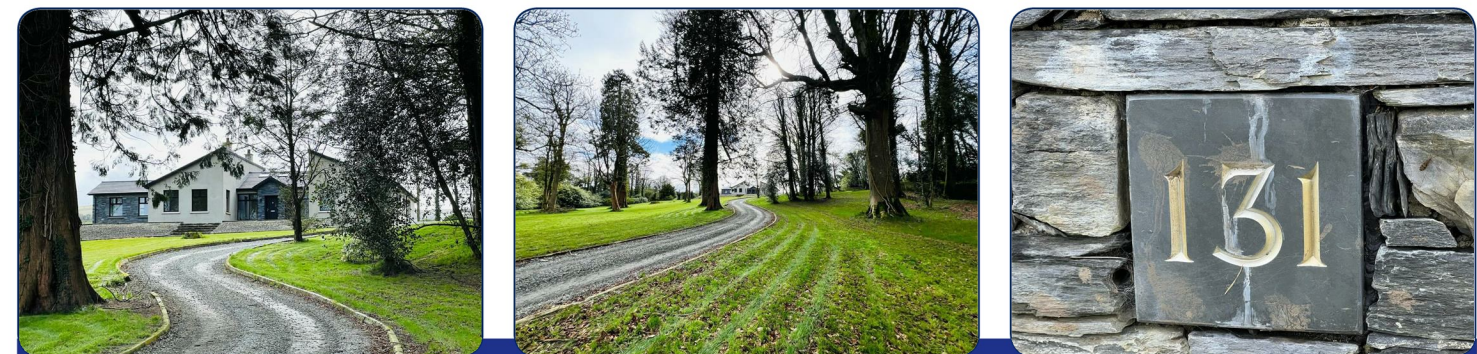
131 Ardmore Road, L'Derry, BT47 3TD

- DETACHED BUNGALOW SET ON MATURE SITE
- 4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC TRIPLE GLAZED WINDOWS (except velux)
- COMPOSITE FRONT AND REAR DOORS
- EXTENSIVE LAWNS TO FRONT AND SIDE
- COVENIENT TO A6 AND ALTNAGELVIN HOSPITAL

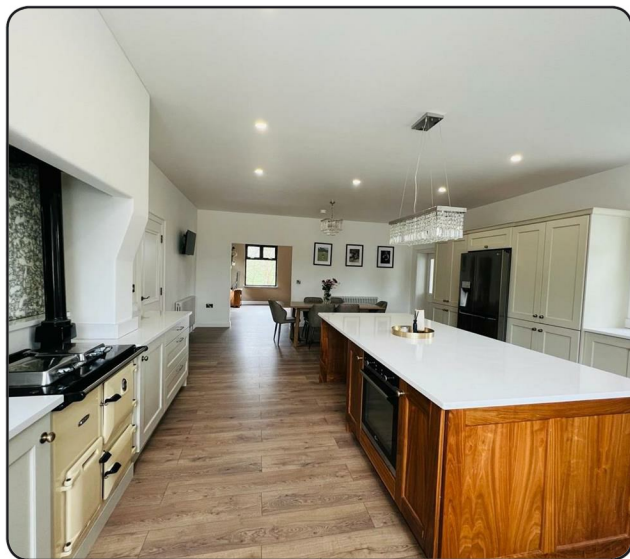
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ACCOMMODATION

SPACIOUS HALLWAY

Having half height wooden panelled walls, feature Victorian style radiator, laminated wooden floor.

LOUNGE

17'10" x 15'10" (5.44m x 4.83m)

Dual aspect. Having multi fuel stove, recessed lighting, laminated wooden floor, open plan to Kitchen.

KITCHEN / DINING

28'4" x 17'10" (8.64m x 5.44m)

Having excellent range of eye and low level units, 'Rayburn' oil stove, 'Belfast' double sink with mixer taps, hob, oven, Downdraft extractor fan, space for American style fridge/freezer, centre island with cooker, integrated dishwasher and bins, pantry cupboard, 'Quartz' worktop and splashback, breakfast bar, ample dining space, recessed lighting, laminated flooring, double doors to Sun Room.

SUN ROOM

19'5" x 15'8" wp (5.92m x 4.78m wp)

Having vault ceiling, dual aspect, laminated wooden floor, French doors to side.

REAR HALLWAY

GUEST WHB & WC

Having 1/2 height wooden panelled walls, tiled floor, chrome radiator.

UTILITY ROOM

10'8" x 10' (3.25m x 3.05m)

Having eye and low level units, 'Quartz' worktop, 'Belfast' sink with mixer taps, plumbed for washing machine, space for tumble dryer, walk in hotpress, tiled floor.

STUDY

11'9" x 8'9" (3.58m x 2.67m)

Having tiled floor.

BOOT ROOM

10'9" x 10'5" (3.28m x 3.18m)

Having low level units, sink unit, hanging space, tiled floor.

WET ROOM

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

MASTER BEDROOM

19'10" x 14'10" (6.05m x 4.52m)

Having laminated wooden floor.

WALK IN DRESSING ROOM

12'4" x 7'11" (3.76m x 2.41m)

Having recessed lighting and laminated wooden floor.

EN-SUITE

Comprising walk in power shower, whb and wc, Bluetooth mirror, recessed lighting, chrome radiator, fully tiled walls and floor.

BEDROOM 2

20' x 11'10" (6.10m x 3.61m)

Having laminated wooden floor.

BEDROOM 3

16'4" x 14'7" (4.98m x 4.45m)

Having laminated wooden floor.

BEDROOM 4

19'11" x 9'9" (6.07m x 2.97m)

Having laminated wooden floor.

BATHROOM

Comprising free standing bath, walk in fully tiled shower, whb set in vanity unit with 'Quartz' worktop, wc, recessed lighting, 1/2 height wooden panelled walls, tiled floor.

EXTERIOR FEATURES

Sweeping tree lined driveway.

Extensive lawns to front and side stocked with mature trees.

Concrete hardstand to side and rear.

Views over open countryside.

ESTIMATED ANNUAL RATES

£2320.56 (APRIL 2024)

