

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£230,000



VIEWING STRICTLY BY APPOINTMENT ONLY



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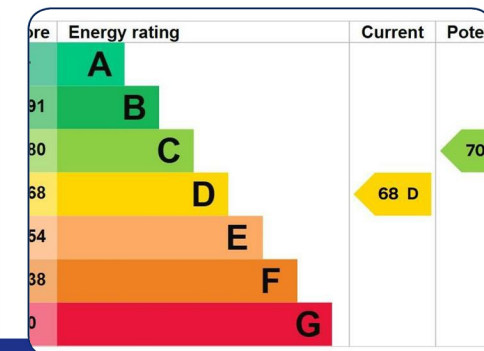
15 Rosstown Park, L'Derry, BT47 5NR

- DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- SECURITY SYSTEM INSTALLED
- NEAT LAWN TO FRONT
- TARMAC DRIVEWAY
- SHED
- EPC RATING -

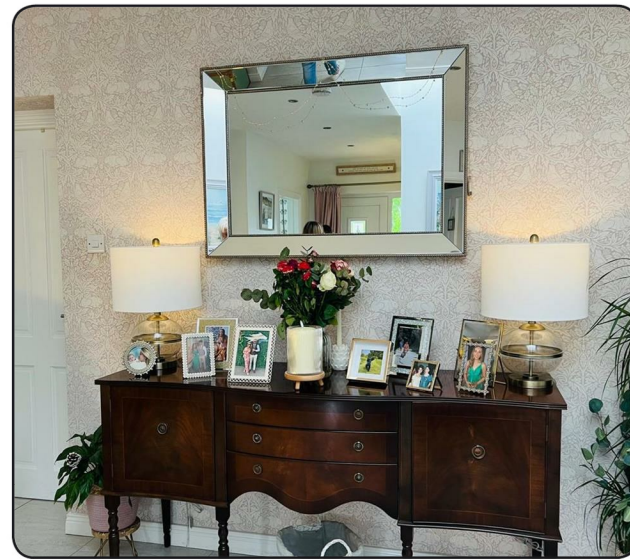
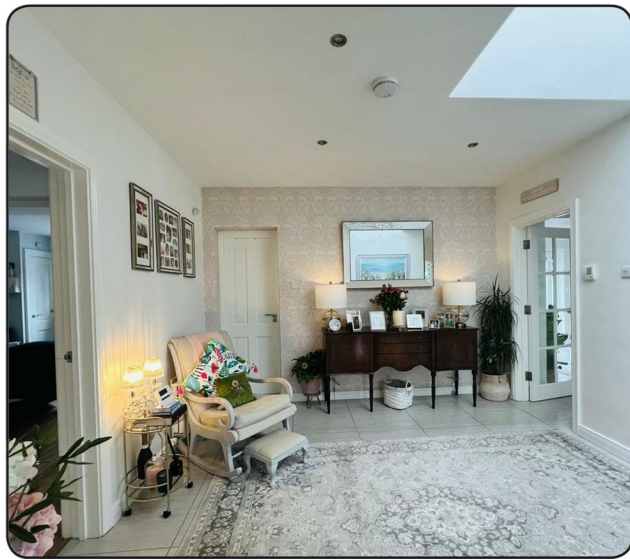
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ACCOMMODATION

HALLWAY

Having recessed lighting and tiled floor.

LOUNGE

14'3" x 11'4" (4.34m x 3.45m)

Having attractive fireplace with granite hearth, multi fuel stove, laminated wooden floor.

KITCHEN

15'5" x 14'3" (4.70m x 4.34m)

Having range of modern eye and low level units, 5 ring gas hob, double oven, stainless steel extractor hood, integrated dishwasher and fridge/freezer, ample dining space, recessed lighting, French doors to rear, tiled floor.

UTILITY STORE

Plumbed for washing machine, space for tumble dryer, cloaks, tiled floor.

BEDROOM 1

17'7" x 12'5" wp (5.36m x 3.78m wp)

Having built in cupboard and laminated wooden floor, built in cupboard.

BEDROOM 2

14'8" x 11'5" wp (4.47m x 3.48m wp)

Having built in wardrobe, staircase to attic storage.

BEDROOM 3

11'2" x 10'5" wp (3.40m x 3.18m wp)

SHOWER ROOM

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

ATTIC ROOM / STORAGE

15'6" x 9'6" (4.72m x 2.90m)

Storage cupboards and drawers, recessed lighting, access to attic.

EXTERIOR FEATURES

Neat lawns to front stocked with plants, trees and shrubs.

Walled to front.

Tarmac driveway and yard to rear enclosed by fence and gate.

Shed with light and power points.

ESTIMATED ANNUAL RATES

£1611.24 (MAY 2024)

