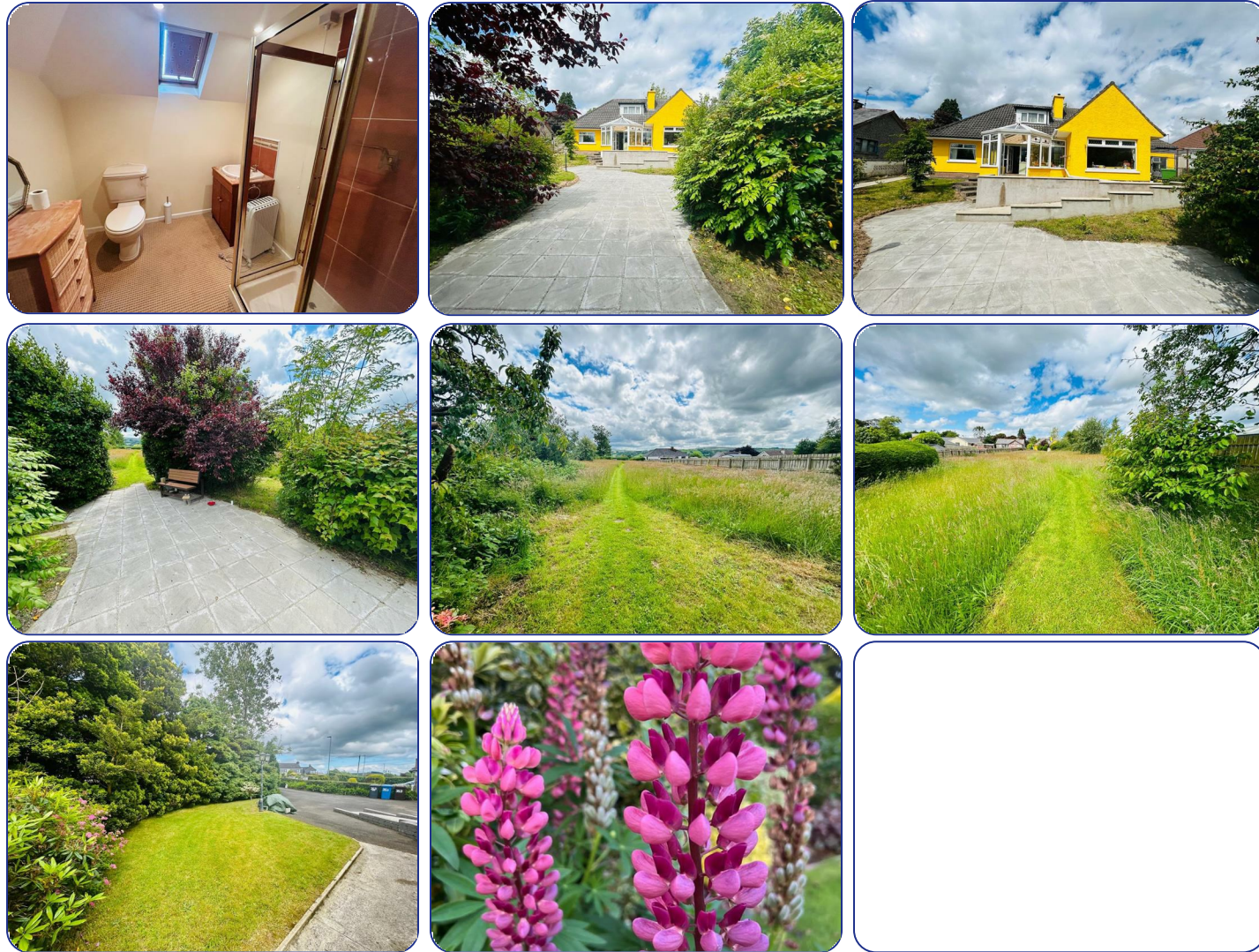


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
 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.

www.danielhenry.co.uk
www.propertypal.com

Daniel Henry
 ESTATE AGENTS

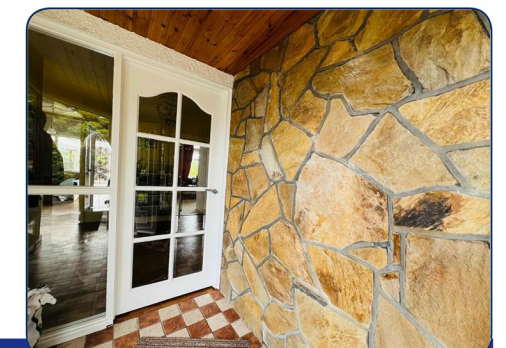
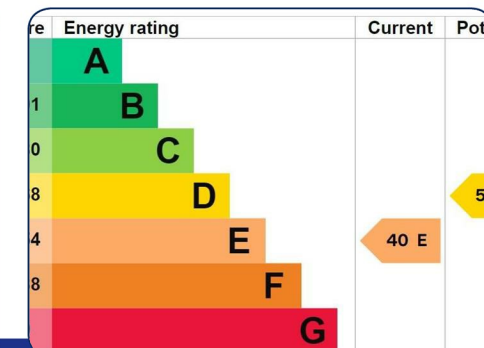
£265,000

FOR SALE

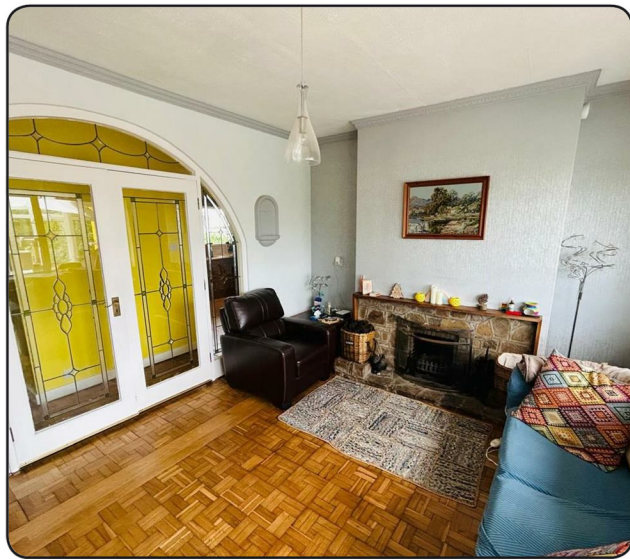


353 Glenshane Road, Claudy, BT47 4HP

- DETACHED BUNGALOW SET ON LARGE PLOT
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except veulx)
- PVC FRONT & FRENCH DOORS
- EXTERIOR AND GROUND FLOOR WHEELCHAIR ACCESSIBLE
- TARMAC DRIVEWAY
- EXTENSIVE LAWN TO REAR
- EPC RATING - E



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

VESTIBULE PORCH

Having recessed lighting and tiled floor.

HALLWAY

Having Parquet woodblock flooring.

LOUNGE

15'10" x 11'10" wp (4.83m x 3.61m wp)

Having stone fireplace, ceiling corning and centre rose, Parquet flooring, door to Conservatory.

CONSERVATORY

14'3" x 12'8" (4.34m x 3.86m)

Having tiled floor, French doors to rear.

KITCHEN / DINING AREA

20'3" x 12'2" (6.17m x 3.71m)

Having range of eye and low level units, tiling between units, wired for cooker, extractor hood, plumbed for dishwasher, dining space, ceiling beams, recessed lighting, tiled floor.

UTILITY ROOM

10'7" x 5'10" (3.23m x 1.78m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, double built in cupboard, tiled floor.

REAR HALLWAY

Having tiled floor.

BATHROOM / WET ROOM

15'5" x 12'8" (4.70m x 3.86m)

Comprising bath with mixer taps, electric shower, whb set in vanity unit, wc, bidet, recessed lighting, partly tiled walls, tiled floor.

BEDROOM 1

26'5" x 10'11" wp (8.05m x 3.33m wp)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 2

10'11" x 10'11" (3.33m x 3.33m)

BEDROOM 3

10'10" x 9'1" (3.30m x 2.77m)

BEDROOM 4

8'4" x 8'3" (2.54m x 2.51m)

Having built in wardrobe.

FIRST FLOOR

ATTIC ROOM 1

15'4" x 10' (4.67m x 3.05m)

SHOWER ROOM

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

DRESSING ROOM

Walk in Dressing Room

ATTIC ROOM 2

11'9" x 6'11" (3.58m x 2.11m)

EXTERIOR FEATURES

Neat lawn to front bordered by mature trees.

Pillars to front with double entrance gates.

Extensive lawn to rear.

Paved patio area to rear.

Tarmac driveway.

Boiler house.

ESTIMATED ANNUAL RATES

£1777.92 (JUNE 2024)

