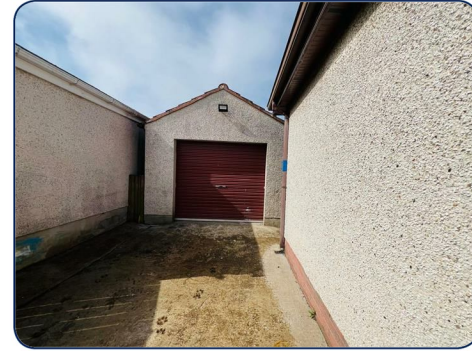


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£180,000

FOR SALE



54 Glenrandel, Eglinton, BT47 3XW

- DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC FRONT & BACK DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

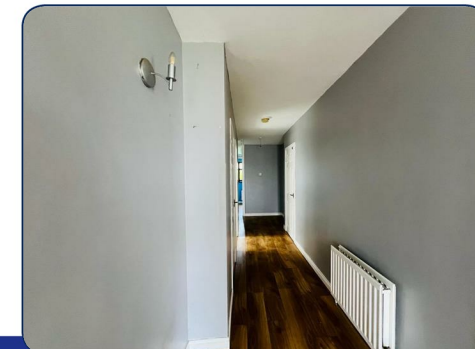
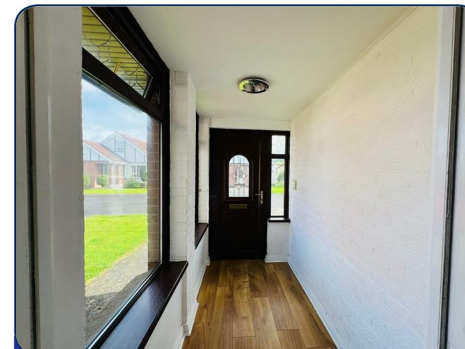
Agent:

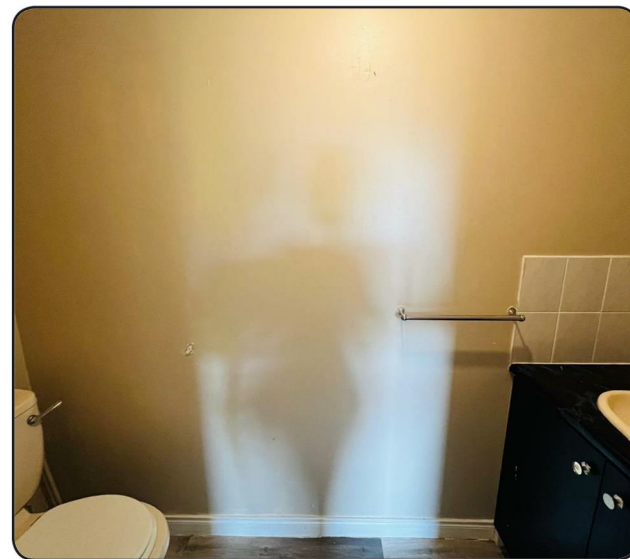
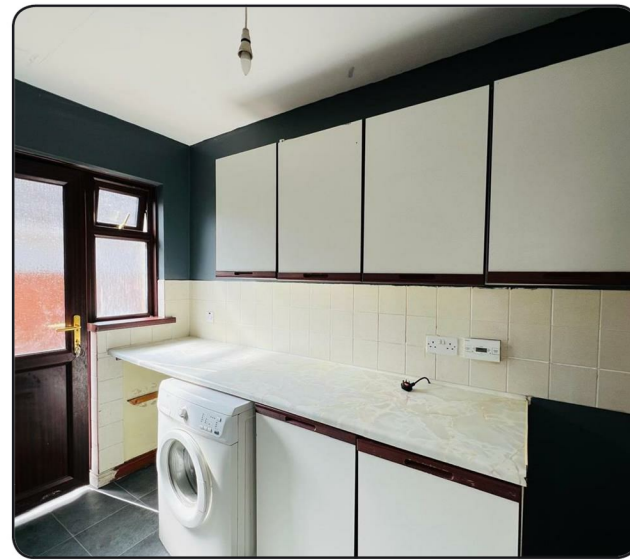
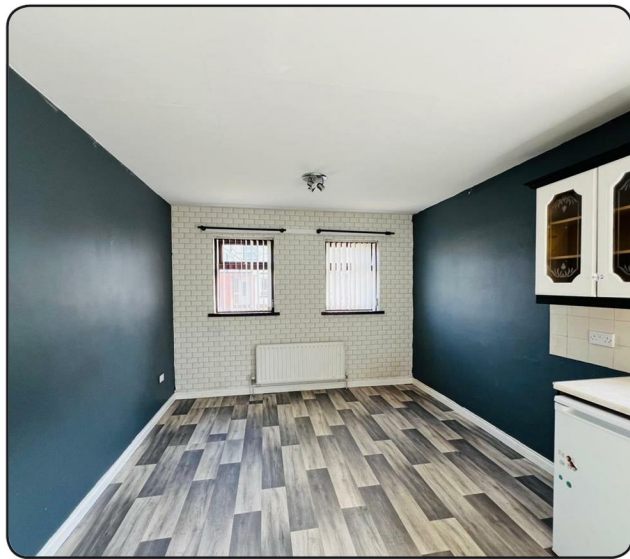
Daniel
Henry
ESTATE AGENTS

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





ACCOMMODATION

VESTIBULE PORCH

Having laminated wooden floor.

HALLWAY

Having cloaks cupboard, hotpress and laminated wooden floor.

LOUNGE

16'4" x 11'7" (4.98m x 3.53m)

Having tiled fireplace with carved surround.

KITCHEN / DINING AREA

17'10" x 10'8" (5.44m x 3.25m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for dishwasher, wired for cooker, space for fridge, ample dining space.

UTILITY ROOM

Having eye and low level units, plumbed for washing machine, space for tumble dryer.

MASTER BEDROOM

15'4" x 10'8" (4.67m x 3.25m)

Having laminated wooden floor.

EN-SUITE

Comprising whb set in vanity unit, wc.

Please note there is no shower in ensuite

BEDROOM 2

13' x 9'5" (3.96m x 2.87m)

Having laminated wooden floor.

BEDROOM 3

9'9" x 7'1" (2.97m x 2.16m)

Having laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, walk in electric shower, 1/2 tiled walls.

EXTERIOR FEATURES

Lawns to front and rear.

GARAGE

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

ESTIMATED ANNUAL RATES

£1333.44 (AUG 2024).

