

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




**VIEWING STRICTLY BY APPOINTMENT ONLY**

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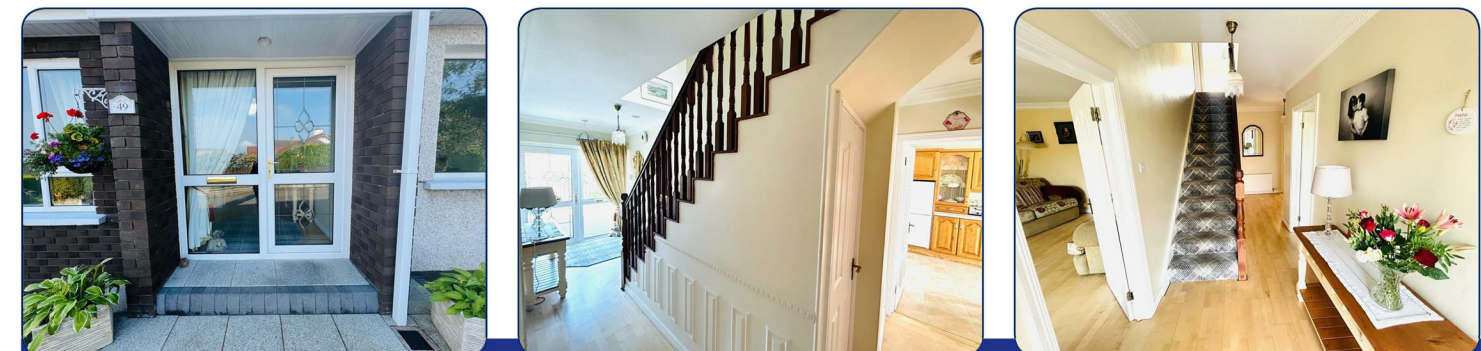


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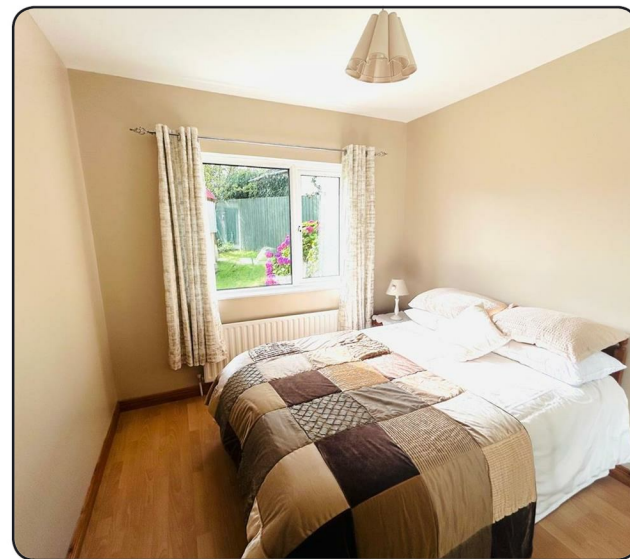
**49 Caw Hill Park, L'Derry, BT47 6LU**

- DETACHED CHALET BUNGALOW
- 5 BEDROOMS/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- LAWN TO REAR
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having understairs cloaks cupboard, ceiling cornicing, semi solid wooden floor.

### LOUNGE

16'11" x 12'7" (5.16m x 3.84m)

Having attractive fireplace, wall light points, ceiling cornicing and centre rose, semi solid wooden floor.

### KITCHEN

14'8" x 9'9" (4.47m x 2.97m)

Having range of eye and low level units, tiling between units, leaded glass display cupboards, single drainer stainless steel sink unit with mixer taps, Belling cooker, extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, dining space, laminated tiled floor.

### BEDROOM 1

10'10" x 9'2" (3.30m x 2.79m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

### BEDROOM 2

12'7" x 9'10" (3.84m x 2.74m)

### BEDROOM 3

11'4" x 9'7" (3.45m x 2.92m)

### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, chrome radiator, recessed lighting, 1/2 tiled walls, tiled floor.

### FIRST FLOOR

### BEDROOM 4

16'2" x 12'9" wp (4.93m x 3.89m wp)

### BEDROOM 5

16'1" x 12'8" into wardrobe (4.90m x 3.86m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors.

### BATHROOM

Comprising free standing bath, walk in electric shower, 'His' & 'Her' wash basins set in vanity unit, wc, chrome radiator, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Extensive lawn to rear bordered by fence and enclosed by gates.

Covered drying area to side.

Ample tarmac parking to front bordered by wall and raised rockery.

Shed.

### GARAGE

17'10" x 11'5" (5.44m x 3.48m)

Having roller door, light and power points, rear door.

### ESTIMATED ANNUAL RATES

£1500.12 (AUG 2024)

