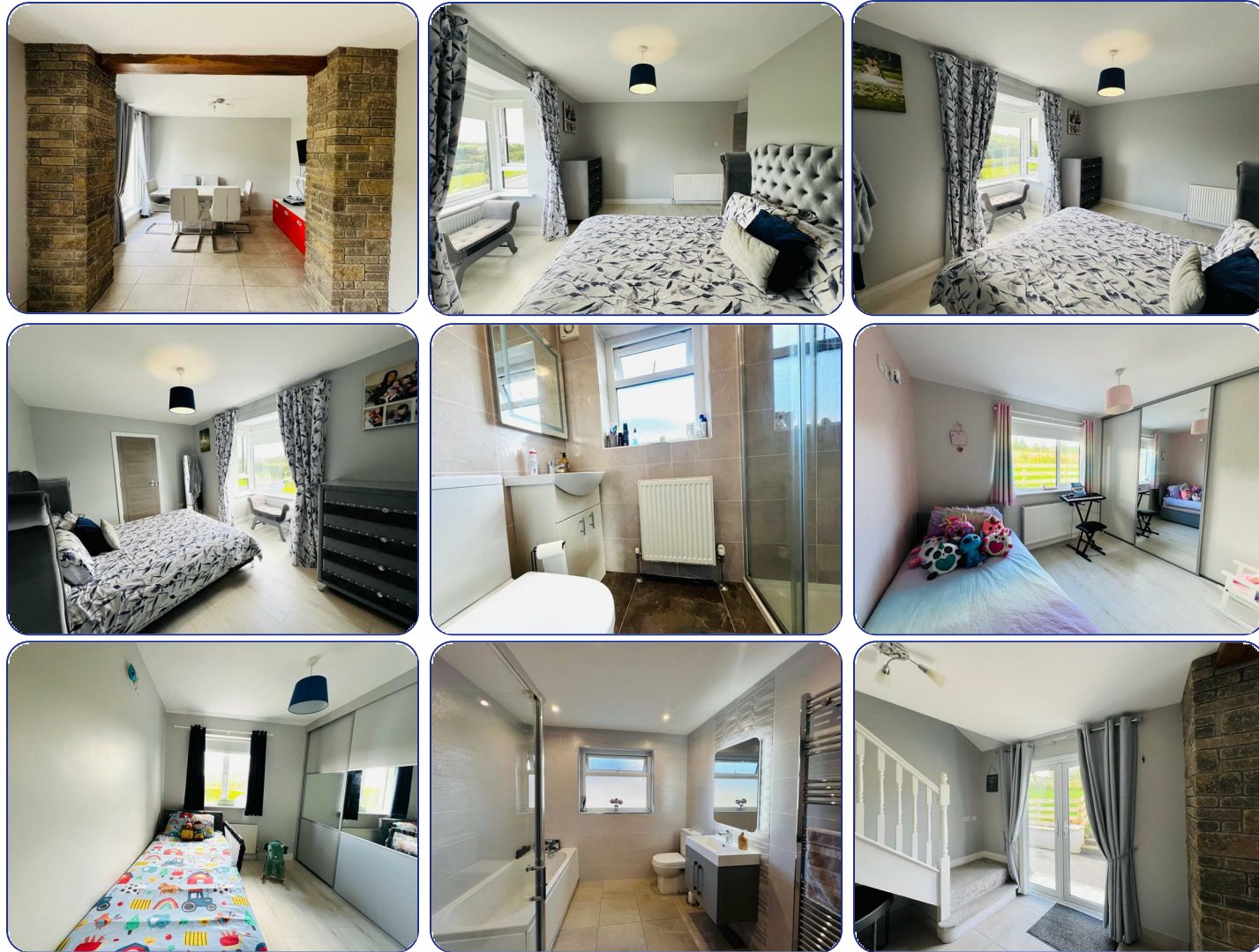


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

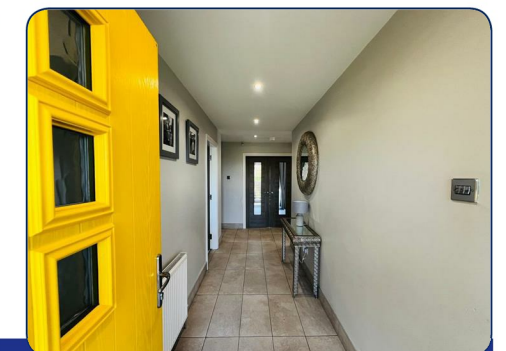
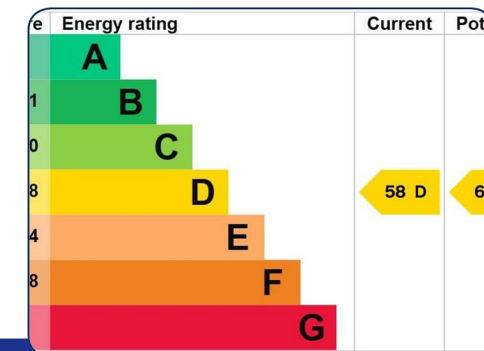
£310,000

FOR SALE

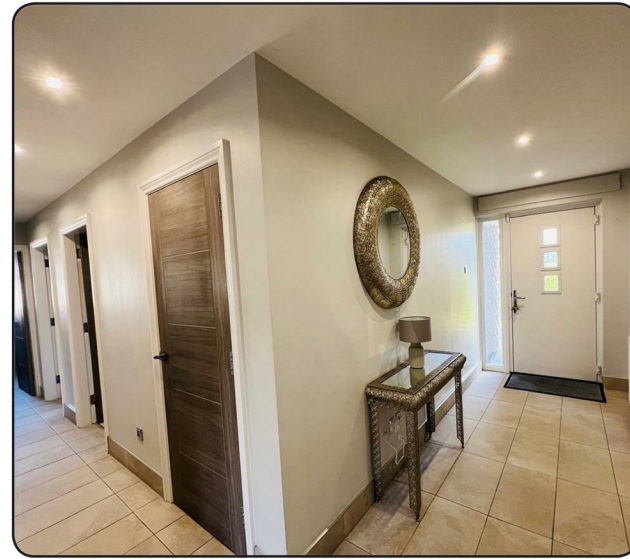
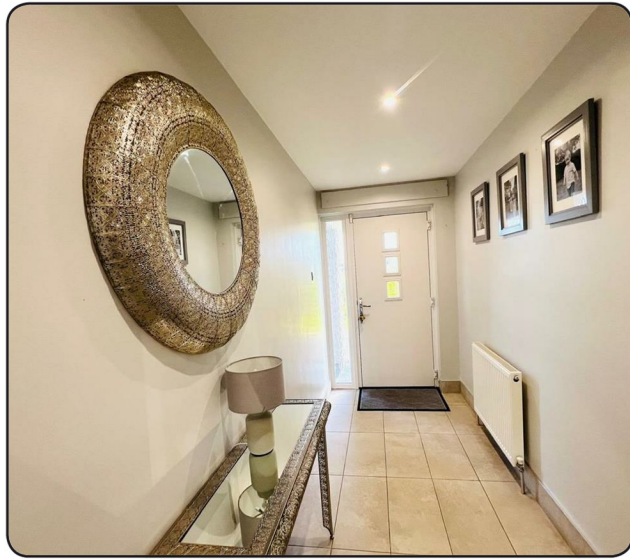


127 Learmount Road, Claudy, BT47 4AL

- DETACHED BUNGALOW
- 4 BEDROOM/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC TRIPLE GLAZED WINDOWS (except velux)
- COMPOSITE FRONT DOOR
- EXTENSIVE LAWNS TO FRONT & REAR
- DOUBLE GARAGE
- PANORAMIC VIEWS OVER OPEN COUNTRYSIDE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having hotpress, recessed lighting and tiled floor.

LOUNGE

17'7" x 12'8" wp (5.36m x 3.86m wp)

Having attractive fireplace with cast iron inset, granite hearth, wall light points, laminated wooden floor.

FAMILY ROOM

18'7" x 11'3" (5.66m x 3.43m)

Having multi fuel stove set on tiled hearth, wall light points, laminated wooden floor.

DINING ROOM / BEDROOM 4

18'4" x 11'1" (5.59m x 3.38m)

Having double doors from hallway, tiled floor, French doors leading to rear, staircase leading to attic rooms.

KITCHEN

14' x 11'4" (4.27m x 3.45m)

Having range of eye and low level units with concealed lighting under, tiling between units, gas hob, integrated oven and microwave, stainless steel extractor hood, integrated dishwasher, integrated fridge / freezer, recessed lighting, tiled floor, archway to Family room.

REAR HALLWAY

Having tiled floor.

UTILITY ROOM

8'1" x 8'1" (2.46m x 2.46m)

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

MASTER BEDROOM

13'8" x 12'5" into bay (4.17m x 3.78m into bay)

Having laminated wooden floor.

EN-SUITE

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

BEDROOM 2

11'9" x 11'4" into wardrobe (3.58m x 3.45m into wardrobe)

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

BEDROOM 3

11'8" x 9'9" into wardrobe (3.56m x 2.97m into wardrobe)

Having built in wardrobe with sliding doors, laminated wooden floor.

BATHROOM

Comprising bath with shower fitting to taps, walk in shower, whb set in vanity unit, wc, chrome radiator, recessed lighting, fully tiled walls, tiled floor.

FIRST FLOOR

LANDING

ATTIC ROOM 1

11'2" x 11'1" into wardrobe (3.40m x 3.38m into wardrobe)

Having built in wardrobes, recessed lighting, laminated wooden floor.

ATTIC ROOM 2

13'1" x 6'3" (3.99m x 1.91m)

Having laminated wooden floor.

EXTERIOR FEATURES

Extensive lawns to front and rear.

Pillars to front with double entrance gates.

Lawn to front with flowering border, fence and hedge.

Raised rear lawn enclosed by fence and gate.

Paved patio area.

Tarmac driveway.

DOUBLE GARAGE

24'3" x 19'2" wp (7.39m x 5.84m wp)

Roller doors.

Light and power points.

Store to rear.

Toilet and whb off.

Attic storage.

Side window and door.

ESTIMATED ANNUAL RATES

£1444.56 (SEPT 2024)

