

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

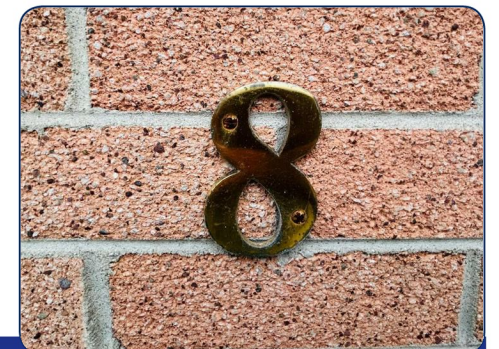
£240,000

**FOR SALE**

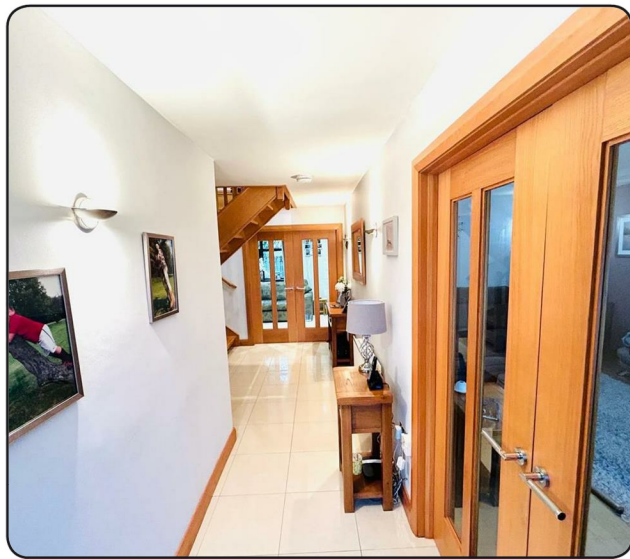
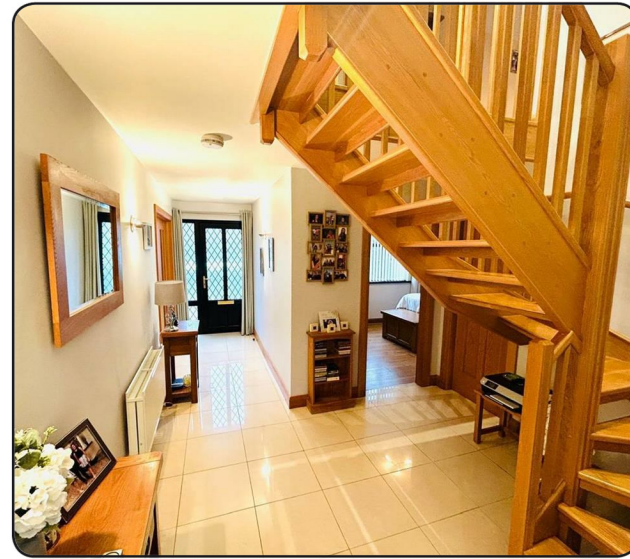
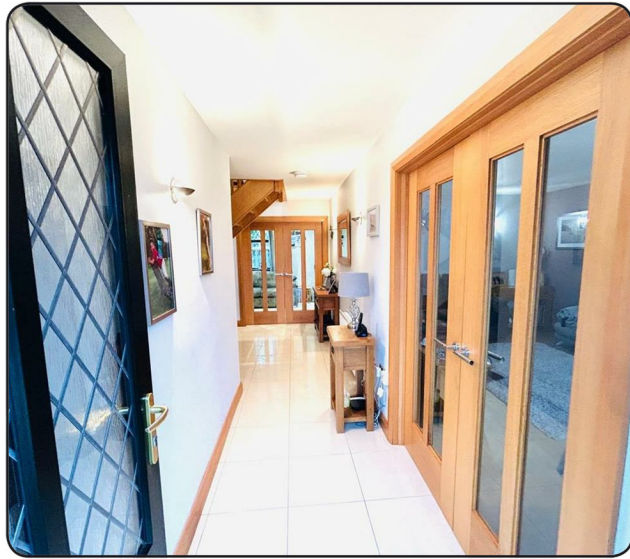


**8 Mallory Park, Eglinton, BT47 3XJ**

- DETACHED CHALET BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- BLINDS INCLUDED IN SALE
- LAWNS TO FRONT AND SIDE
- PAVED AND DECKED PATIO AREAS
- GARAGE
- CUL-DE-SAC LOCATION
- EPC RATING -



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**ACCOMMODATION**

**HALLWAY**

Having double doors to lounge, double doors to kitchen, tiled floor. Open staircase to first floor.

**LOUNGE**

17'4" x 11'8" wp (5.28m x 3.56m wp)  
Having electric fire, laminated woden floor.

**KITCHEN / DINING AREA**

32'10" x 8'8" (10.01m x 2.64m)  
Having excellent range of eye and low level units with concealed lighting under, glazed display cupboards, stainless steel sink set in granite worktop, integrated hob and underoven set in corner with extractor hood and tiling around, space for American style fridge / freezer, centre island with storage, plumbed for dishwasher, granite worktop, ample dining space with French doors to rear, tiled floor.

**UTILITY ROOM**

11'4" x 9'4" (3.45m x 2.84m)  
Having eye and low level units, Belfast sink unit with mixer taps set in granite worktop, plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

**BEDROOM 3**

13'9" x 9'5" (4.19m x 2.87m)  
Having built in wardrobes with sliding mirrored doors, wall light points, laminated wooden floor.

**SHOWER ROOM**

Comprising fully tiled walk in shower, whb and wc, mirrored cabinet with light, recessed lighting, heated chrome towel rail, fully tiled walls, tiled floor.

**FIRST FLOOR**

**LANDING**

Having wardrobe with mirrored doors, recessed lighting, laminated wooden floor.

**MASTER BEDROOM**

9'8" x 8'9" (2.95m x 2.67m)  
Having laminated wooden floor.

**EN-SUITE**

Comprising fully tiled walk in electric shower, whb and wc, extractor fan, tiled floor.

**BEDROOM 2**

13'1" x 11'5" (3.99m x 3.48m)  
Having laminated wooden floor and French doors.

**INTEGRAL GARAGE**

16'6" x 9'4" (5.03m x 2.84m)  
Having up and over door, side window. Space for fridge freezer, light and power points.

**EXTERIOR FEATURES**

Lawn to front enclosed by fence and hedge.  
Paved patio area to side with rockery.  
Paved patio area to rear enclosed fence.  
Decking area to rear with raised rockery area.  
Garden shed.  
Green house.  
Brick pavia driveway to front.  
External power points.  
Outside light and tap.

**ESTIMATED ANNUAL RATES**

£1444.56 (NOV 2024)

