

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£240,000



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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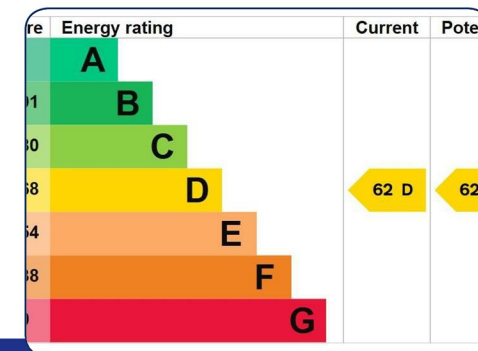
**8 Mallory Park, Eglinton, BT47 3XJ**

- 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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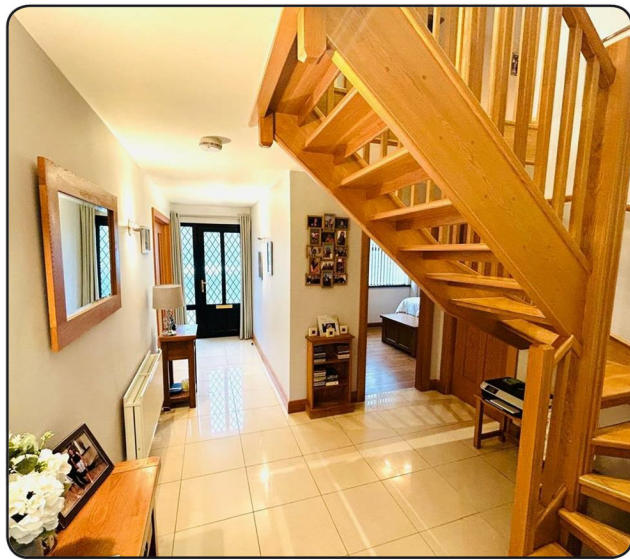
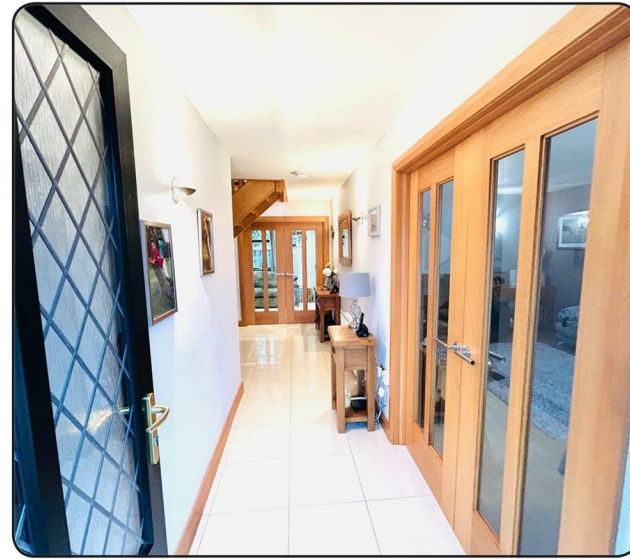
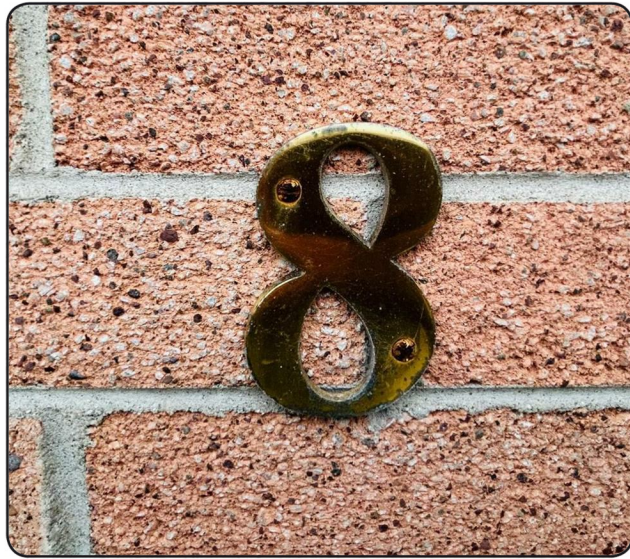
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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4. The photographs 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.
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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)

