

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£159,950

**FOR SALE**



**19 Brunswick Road, L'Derry, BT47 5SZ**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

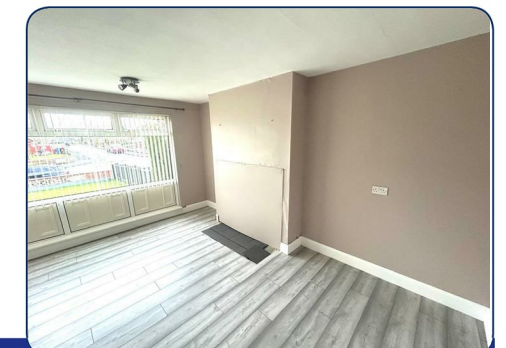
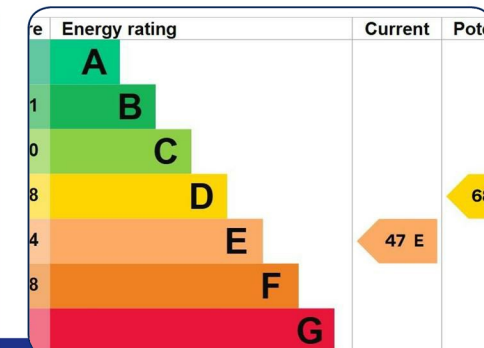
**Daniel Henry**  
ESTATE AGENTS

- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOOR
- LAWNS TO FRONT & REAR
- DECKED PATIO AREA TO REAR
- GARAGE / OFFICE
- EPC RATING -

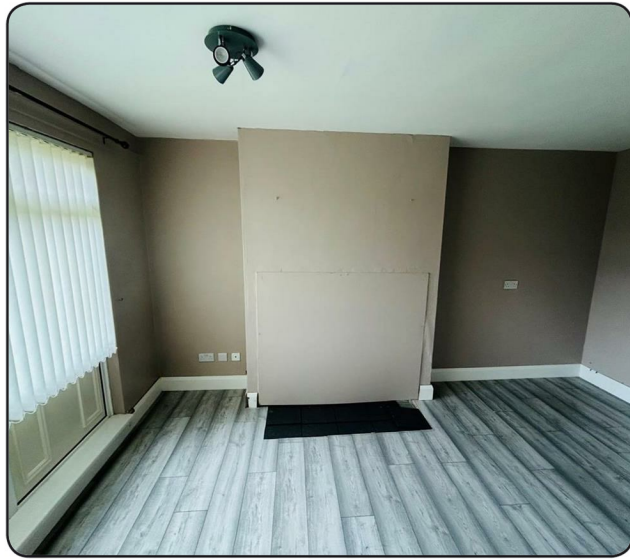
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard and laminated wooden floor.

### LOUNGE

14' x 12'4" wp (4.27m x 3.76m wp)

Having laminated wooden floor.

### KITCHEN / DINING AREA

19'5" x 9'9" wp (5.92m x 2.97m wp)

Having eye and low level units, tiling between units, 1 1/2 bowl black sink unit with mixer taps, space for fridge / freezer and tumble dryer, stainless steel extractor hood, archway leading to dining area, laminated wooden floor.

### BEDROOM 1

11'1" x 9'3" into wardrobe (3.38m x 2.82m into wardrobe)

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

### BEDROOM 2

8'6" x 6'10" (2.59m x 2.08m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, whb and wc, wooden panelled walls, hotpress.

### EXTERIOR FEATURES

Lawn to front enclosed by fence and gate.

Lawn to rear with decked patio area.

Tarmac driveway.

Outside light and tap.

External power points.

### GARAGE / OFFICE

16' x 11'10" (4.88m x 3.61m)

Having up and over door, PVC window.

### ESTIMATED ANNUAL RATES

£888.96 (JAN 2025)

