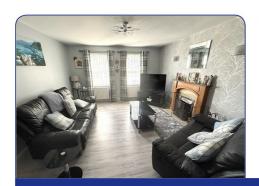


£179,950



4A Shore Road, Londonderry, BT47 3XH

- · Detached Bungalow
- Excellent Rural Location
- 2 Bedrooms / Kitchen / Lounge
- uPVC Double Glazing
- · Oil Fired Central Heating
- · Detached Garage







Description:

Daniel Henry Estate Agents are delighted to bring this delightful rural bungalow on the market for sale. Situated on the picturesque Shore Rd, this property benefits from peace and tranquility while still being close to Greysteel village. Ideally suited to a retired person or a couple downsizing, this home is sure to attract lots of interest. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Greysteel village, travelling towards Limavady, Shore Road is the first road on the left hand side once you leave the village. Travel down this road for 500 meters and No. 4A is on your left hand side.

Ground Floor Accommodation:

Hallway:

Pine flooring.

Lounge:

14'1" x 12'1" (4.3 x 3.7)

Pine fireplace. Points for wall lights. Laminate flooring.

Kitchen:

11'1" x 10'2" (3.4 x 3.1)

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Stainless steel extractor fan and light. Tiled flooring.

Bedroom 1:

11'9" x 10'2" (3.6 x 3.1)

Laminate flooring. Built in slide robes.

Agent: Daniel Henry (Limavady)

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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.
- 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.
 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.
- 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

Bedroom 2:

10'9" x 10'9" (3.3 x 3.3)

Coving around ceiling. Laminate flooring.

Bathroom:

7'2" x 6'10" (2.2 x 2.1)

Fitted with a white corner bath with shower attachment over bath. Wall mounted wash hand basin. Low Flush W.C. Electric shower over bath. Tiled flooring. Tiled walls.

Exterior Features:

Detached Garage. Concrete driveway to the front and side of the house with parking for a number of cars. Side garden laid in lawn. Car port to the rear.

Detached Garage:

21'3" x 14'1" (6.5 x 4.3)

Pedestrian door. Toilet cubicle with Low Flush W.C.





