

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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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.

**Daniel**  
**Henry**  
ESTATE AGENTS

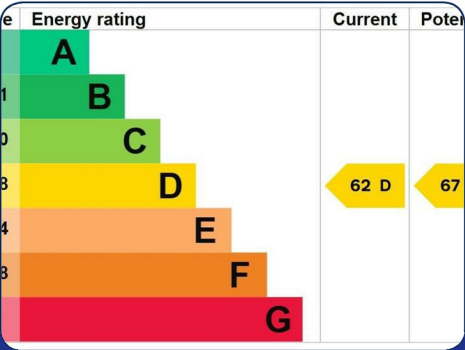
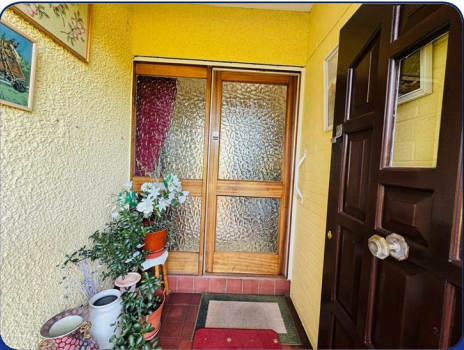
£250,000

**FOR SALE**



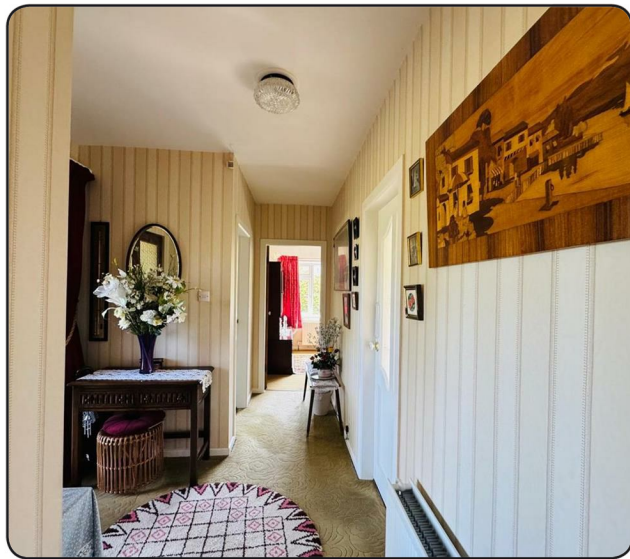
**2 Cloghole Road, L'Derry, BT47 3JW**

- DETACHED BUNGALOW
- 3 BEDROOMS/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- EXTENSIVE LAWNS TO FRONT, SIDE AND REAR
- GARAGE
- TARMAC DRIVEWAY
- EPC RATING -



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## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor.

### HALLWAY

Having hotpress, cloaks cupboard with storage over, hotpress.

### LOUNGE

21' x 14'8" (6.40m x 4.47m)

Having corner windows, tiled fireplace, ceiling cornicing and centre rose.

### DINING ROOM

13'8" x 9'5" (4.17m x 2.87m)

Having wall light points, glazed door to Hallway.

### KITCHEN

10'10" x 9'8" (3.30m x 2.95m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, over, extractor hood, integrated fridge/freezer, larder.

### BEDROOM 1

11'6" x 9'2" (3.51m x 2.79m)

Having double built in wardrobes with storage over.

### BEDROOM 2

11'6" x 9'3" (3.51m x 2.82m)

Having double built in wardrobes.

### BEDROOM 3

11'5" x 9'2" (3.48m x 2.79m)

### BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, remaining walls partly tiled walls, tiled floor.

### GARAGE

16'9" x 9'11" (5.11m x 3.02m)

Having electric roller door, light and power points, side window.

### EXTERIOR FEATURES

Utility/Store - Having sink unit, wc, plumbed for washing machine.

Neat lawns to front stocked with abundance of plants, trees and shrubs.

Beautifully manicured lawns to side and rear stocked with abundance of flowering plants, fruit trees and mature shrubs. Raspberry bushes, gooseberry bushes and apple trees.

Paved patio area.

Pillars with double entrance gates.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1749.45 (MAY 2025)

