

## SPECIAL FEATURES OF THE PROPERTY INCLUDE:



## VIEWING STRICTLY BY APPOINTMENT ONLY

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

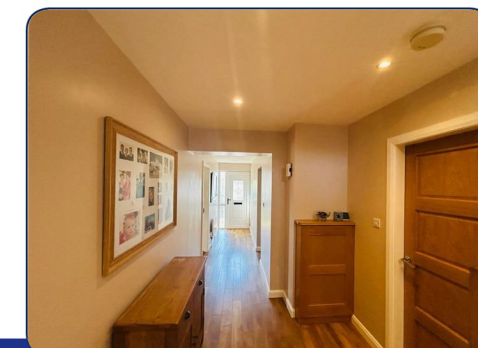
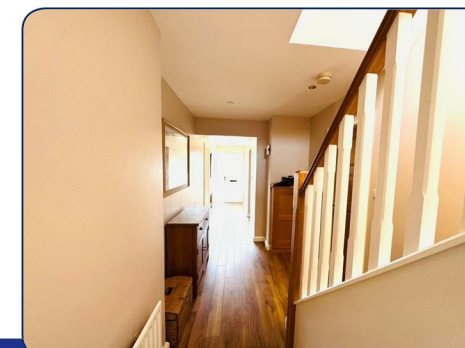
£295,000

**FOR SALE**



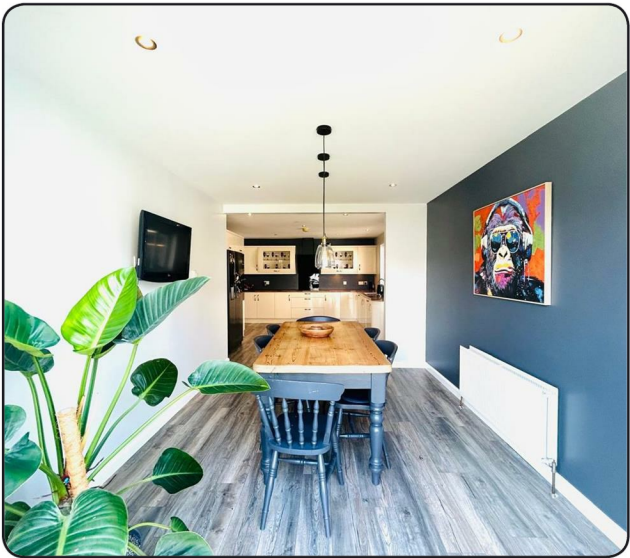
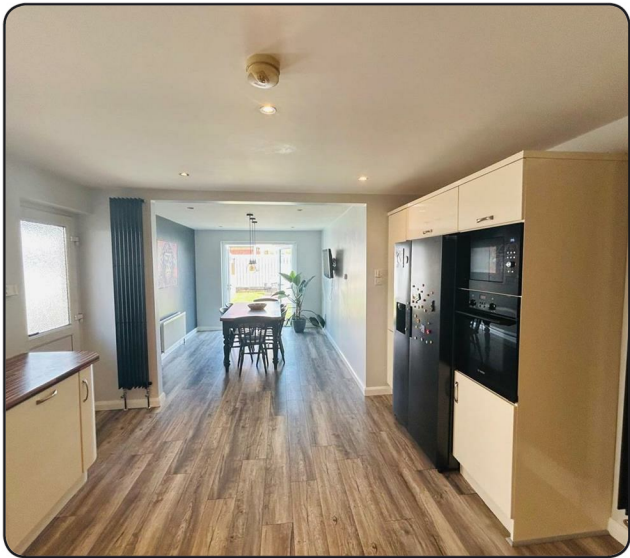
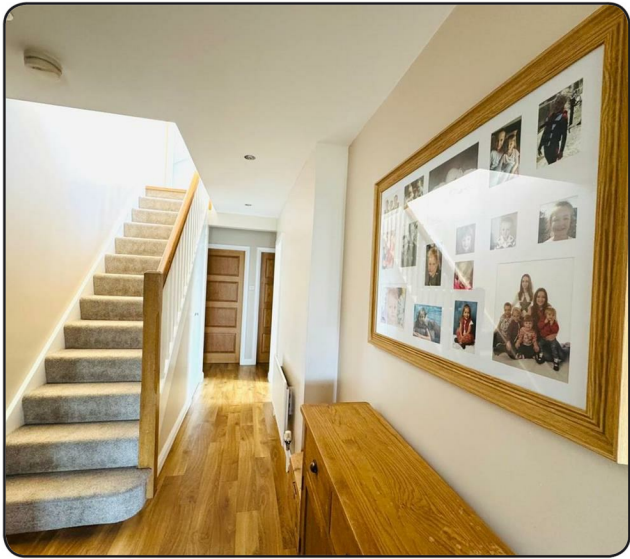
52 Abbeydale, L'Derry, BT47 6YY

- DETACHED CHALET BUNGALOW
- 6 BEDROOMS/3 BATHROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & garage)
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -



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**ACCOMMODATION**

**HALLWAY**

Having downstairs storage, airing cupboard, recessed lighting, laminated wooden floor.

**LOUNGE**

14'10" x 14'6" wp (4.52m x 4.42m wp)

Having magnificent fireplace with granite hearth, laminated wooden floor.

**KITCHEN / DINING AREA**

28' x 12'7" wp (8.53m x 3.84m wp)

Having excellent range of eye and low level units, glazed display cupboards, single drainer stainless steel sink unit with mixer taps, hob, oven, black extractor hood, integrated microwave and dishwasher, recessed lighting, black wall radiator, ample dining space with French doors to rear lawn and patio area.

**MASTER BEDROOM**

12'6" x 11'9" (3.81m x 3.58m)

Having laminated wooden floor.

**EN-SUITE**

Comprising tiled walk in shower, whb with mixer taps, wc, tiled floor.

**BEDROOM 2/FAMILY ROOM**

11'3" x 9'2" wp (3.43m x 2.79m wp)

Having laminated wooden floor.

**BEDROOM 3**

9'9" x 7'10" (2.97m x 2.39m)

Having laminated wooden floor.

**BATHROOM**

Comprising bath with telephone hand shower attachment to taps, walk in electric shower, whb and wc, chrome radiator, fully tiled walls and floor.

**FIRST FLOOR**

**SPACIOUS LANDING**

Having sitting area, recessed lighting and laminated wooden floor.

**BEDROOM 4**

23'3" x 13'5" wp (7.09m x 4.09m wp)

Having recessed lighting and laminated wooden floor.

**BEDROOM 5**

9'10" x 9'2" (3.00m x 2.79m)

Having laminated wooden floor, storage off.

**BEDROOM 6**

9'10"x 8'10" wp (3.00mx 2.69m wp)

Having laminated wooden floor.

**SHOWER ROOM**

Comprising fully tiled walk in shower, whb and wc, laminated wooden floor.

**EXTERIOR FEATURES**

Neat lawn to front.

Neat lawn to rear with raised patio area. Enclosed by fence and gate.

Covered storage and drying area.

Shed.

Tarmac driveway.

**GARAGE**

20'5" x 9' (6.22m x 2.74m)

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

**ESTIMATED ANNUAL RATES**

£1924.00 (MAY 2025)

