

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

Daniel
Henry
ESTATE AGENTS

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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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£695,000

FOR SALE



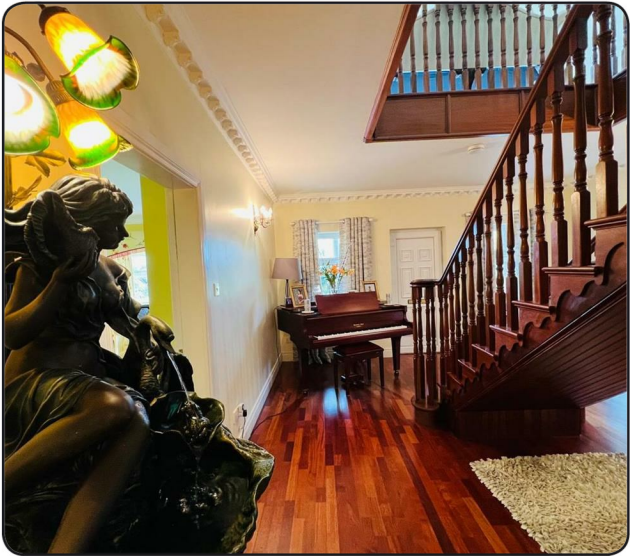
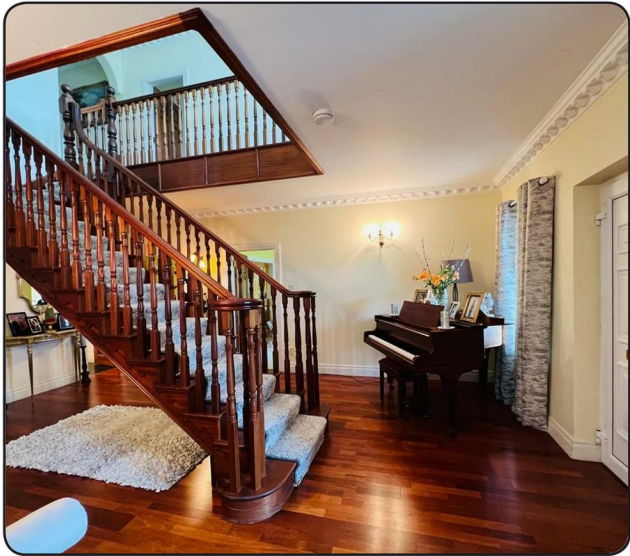
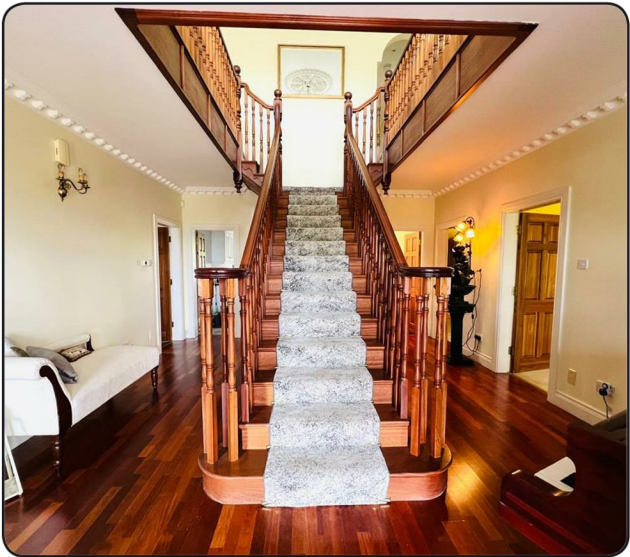
346 Glenshane Road, Claudy, BT47 4HP

- DETACHED HOUSE (APPROX 4500 SQ FT) SET ON LARGE PLOT
- 5 BEDROOM/5 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- UNDERFLOOR HEATING
- BEAM HOOVER SYSTEM
- SECURITY SYSTEM INSTALLED
- GARAGE
- EPC RATING -



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ACCOMMODATION

OPEN PORCH LEADING TO ENTRANCE HALL

GRAND ENTRANCE HALLWAY

Having ceiling corning, wall light points, central mahogany staircase, walk in cloaks cupboard, wooden floor.

GUEST WHB & WC

Having whb set in vanity unit, wc, tiled floor.

LOUNGE

23' x 14'8" into bay (7.01m x 4.47m into bay)

Having magnificent fireplace with granite hearth, ceiling corning and centre rose, double doors to Dining room.

DINING ROOM

18'7" x 17'8" into bay (5.66m x 5.38m into bay)

Having ceiling corning and centre rose.

FAMILY ROOM

14'9" x 14'6" into bay (4.50m x 4.42m into bay)

Having attractive fireplace, double doors to Sunroom.

SUN ROOM

14'9" x 14'3" (4.50m x 4.34m)

Having wooden ceiling with recessed lighting, wooden floor, French doors to paved patio area.

KITCHEN

18'5" x 14'11" (5.61m x 4.55m)

Having range of eye and low level units, glazed display cupboards, tiling between units wine rack, stainless steel sink unit set in granite worktop, hob, double oven, corner extractor canopy, integrated dishwasher, space for American style fridge/freezer, ample dining space, recessed lighting, tiled floor.

UTILITY ROOM

13'2" x 8'2" (4.01m x 2.49m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

STUDY

8'4" x 6'2" (2.54m x 1.88m)

FIRST FLOOR

SPACIOUS LANDING

Having French doors to balcony, walk in hotpress, ceiling corning and centre rose.

MASTER BEDROOM

15'11" x 15'2" wp (4.85m x 4.62m wp)

Having walk in wardrobe.

EN-SUITE

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc.

BEDROOM 2

14'11" x 11'1" (4.55m x 3.38m)

Having walk in wardrobe.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc.

BEDROOM 3

15'2" x 12'1" (4.62m x 3.68m)

Having range of built in wardrobes.

BEDROOM 4

14'11" x 10'6" (4.55m x 3.20m)

BEDROOM 5

14'7" x 10'6" (4.45m x 3.20m)

Dual aspect.

GAMES ROOM

30'6" x 17'8" (9.30m x 5.38m)

having dropped lighting over table.

BATHROOM

Comprising corner bath with telephone hand shower attachment to taps, fully tiled walk in shower, whb and wc, 1/2 tiled walls, chrome radiator,

EXTERIOR FEATUERS

Beautifully landscaped and manicured lawns to front sides and rear stocked with an abundance of mature plants, trees and shrubs.

Pond with water feature.

Paved patio areas to side and rear.

Steps to raised lawn.

Summer house.

Car port.

Entrance pillars to front, central tarmac driveway.

DOUBLE LENGTH GARAGE

17'8" x 17'4" (5.38m x 5.28m)

Having electric roller door, light and power points. Toilet and whb off.

ESTIMATED ANNUAL RATES

£3000.24 (MAY 2024)

