

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£350,000

FOR SALE



10 Coolafinny Road, Eglinton, BT47 3PG

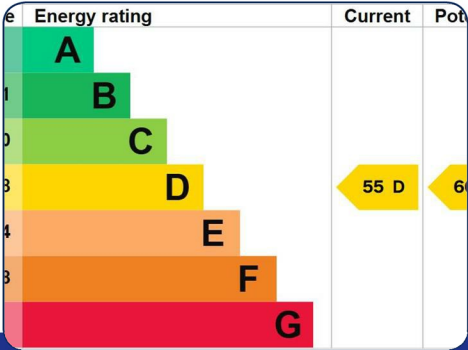
- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- MAHOGANY DOUBLE GLAZED WINDOWS
- PAVED DRIVEWAY
- MATURE LAWNS FRONT AND REAR
- GARAGE
- WALKING DISTANCE TO VILLAGE

VIEWING STRICTLY BY APPOINTMENT ONLY

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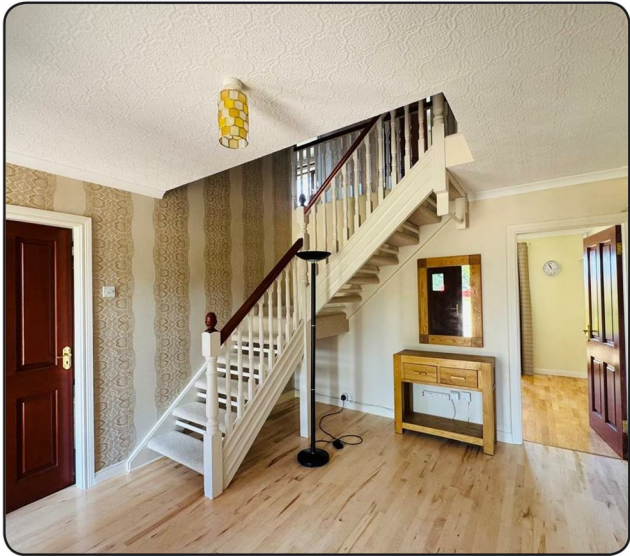
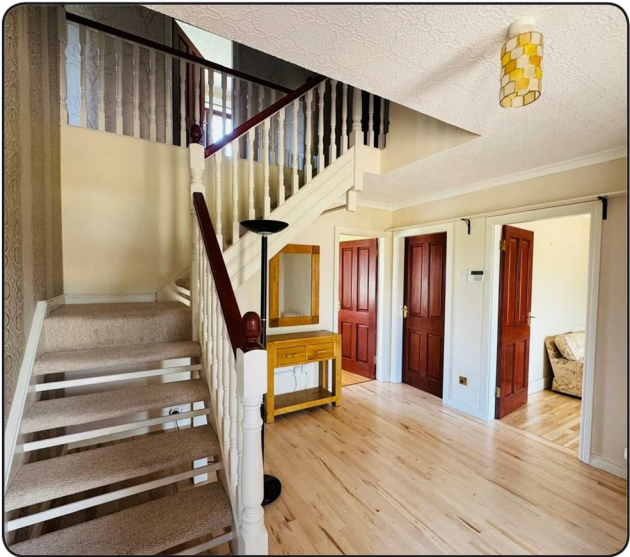
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
 2. Any information contained herein (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.
 3. 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.
 5. 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.



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HALLWAY
Having ceiling cornicing, semi solid wooden floor.

GUEST WHB AND WC
Having WHB set in vanity unit, wc, semi solid wooden floor.

LOUNGE
22' x 11'4 (6.71m x 3.45m)
Having attractive fireplace, dual aspect, double doors to dining.

DINING ROOM
11'8 x 9'11 (3.56m x 3.02m)
Having semi solid wooden floor, ceiling cornicing, French doors to rear.

FAMILY ROOM
12'9 x 10'11 (3.89m x 3.33m)
Having multi fuel stove, ceiling cornicing, semi solid wooden floor.

KITCHEN
13'9 x 10'11 (4.19m x 3.33m)
Having range of eye and low level units, tiling between units, concealed lighting under units, 11/2 bowl sink unit, stainless steel extractor hood, gas hob electric double under oven, integrated fridge/freezer, integrated dishwasher, semi solid wooden floor.

UTILITY ROOM
10'11 x 6'10 (3.33m x 2.08m)
Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge/freezer.

LANDING
Having ceiling cornicing, hot press, wooden floor.

MASTER BEDROOM
11'11 x 11'5 (3.63m x 3.48m)
Having ornamental fireplace, double built in wardrobes, wooden floor.

EN-SUITE
Comprising fully tiled walk in shower, WHB set in vanity unit, WC.

BEDROOM 2
11'4 x 7'11 (3.45m x 2.41m)
Having built in wardrobes, wooden floor.

BEDROOM 3
10'10 x 10'1" (3.30m x 3.07m)
Having wooden floor.

BEDROOM 4
11'7 x 10'10 (3.53m x 3.30m)
Having built in wardrobes, wooden floor.

BEDROOM 5
12'7 x 10'11 (3.84m x 3.33m)
Inter connected from bedroom 4.

BATHROOM
Comprising bath with shower attachment to taps, fully tiled walk in shower, WHB set in vanity unit, Wc, recessed lighting, 1/2 tiled walls, wooden floor.

INTERNAL GARAGE
19' x 10'11 (5.79m x 3.33m)
Having roller door, light and power points.

EXTERIOR FEATURES
Neat lawns to front bordered by wall and double entrance gates.
Paved driveway with recessed lighting leading to garage.
Well stocked flower beds.
Neat lawn to rear with flower beds, patio areas and pergola.
Shed.

ESTIMATED ANNUAL RATES
£2041.03 (JULY 2025)

