

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£300,000

FOR SALE



49 Caw Hill Park, L'Derry, BT47 6LU

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

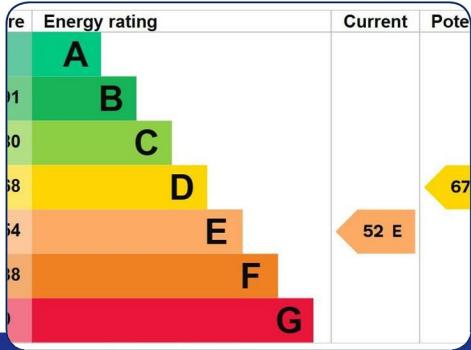
Daniel
Henry
ESTATE AGENTS

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

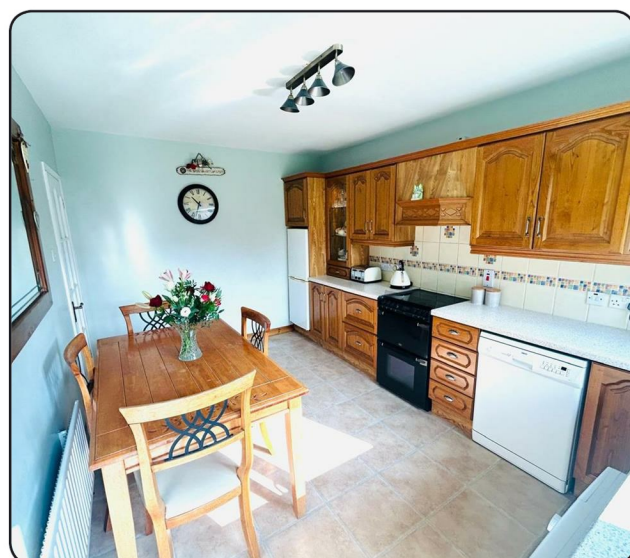
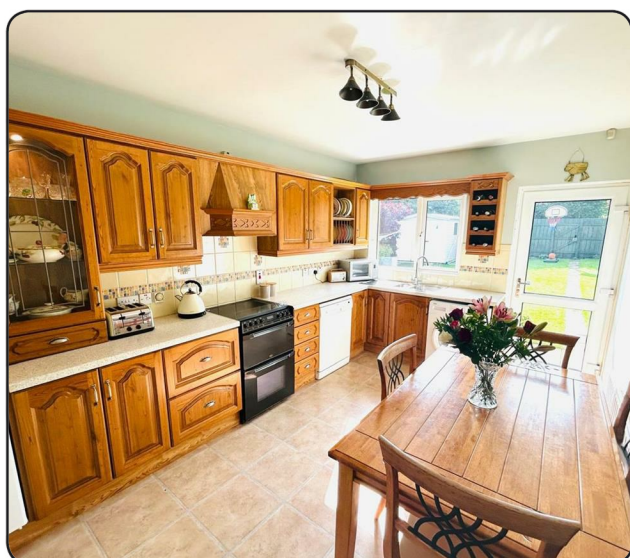
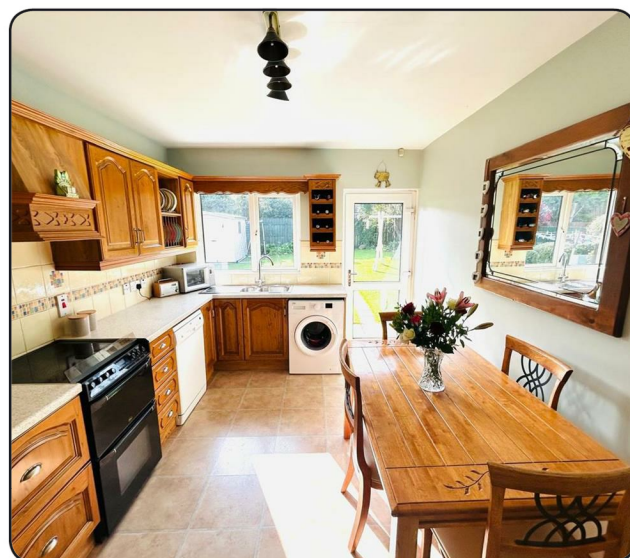
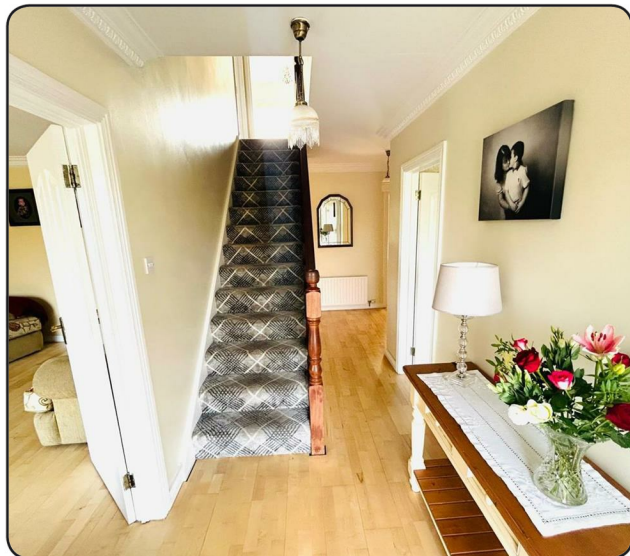
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

www.danielhenry.co.uk
www.propertypal.com

- DETACHED CHALET BUNGALOW
- 5 BEDROOMS/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- LAWN TO REAR
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having understairs cloaks cupboard, ceiling cornicing, semi solid wooden floor.

LOUNGE

16'11" x 12'7" (5.16m x 3.84m)

Having attractive fireplace, wall light points, ceiling cornicing and centre rose, semi solid wooden floor.

KITCHEN

14'8" x 9'9" (4.47m x 2.97m)

Having range of eye and low level units, tiling between units, leaded glass display cupboards, single drainer stainless steel sink unit with mixer taps, Belling cooker, extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, dining space, laminated tiled floor.

BEDROOM 1

10'10" x 9'2" (3.30m x 2.79m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

12'7" x 9'10" (3.84m x 2.74m)

BEDROOM 3

11'4" x 9'7" (3.45m x 2.92m)

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, chrome radiator, recessed lighting, 1/2 tiled walls, tiled floor.

FIRST FLOOR

BEDROOM 4

16'2" x 12'9" wp (4.93m x 3.89m wp)

BEDROOM 5

16'1" x 12'8" into wardrobe (4.90m x 3.86m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors.

BATHROOM

Comprising free standing bath, walk in electric shower, 'His' & 'Her' wash basins set in vanity unit, wc, chrome radiator, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Extensive lawn to rear bordered by fence and enclosed by gates.

Covered drying area to side.

Ample tarmac parking to front bordered by wall and raised rockery.

Shed.

GARAGE

17'10" x 11'5" (5.44m x 3.48m)

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

ESTIMATED ANNUAL RATES

£1500.12 (AUG 2024)

