

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£165,000

FOR SALE



19 Brunswick Road, L'Derry, BT47 5SZ

- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOOR
- LAWNS TO FRONT & REAR
- DECKED PATIO AREA TO REAR
- GARAGE / OFFICE
- EPC RATING -

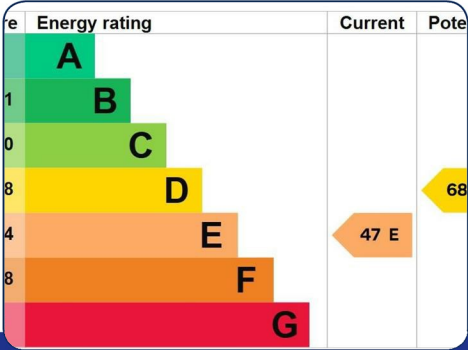
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

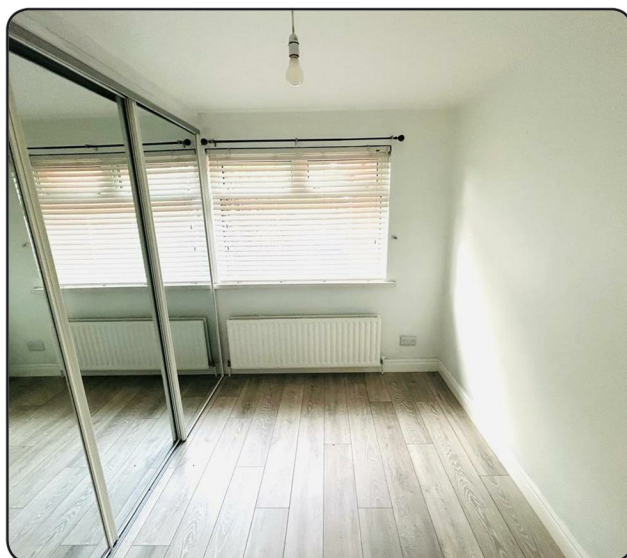


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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard and laminated wooden floor.

### LOUNGE

14' x 12'4" wp (4.27m x 3.76m wp)

Having laminated wooden floor.

### KITCHEN / DINING AREA

19'5" x 9'9" wp (5.92m x 2.97m wp)

Having eye and low level units, tiling between units, 1 1/2 bowl black sink unit with mixer taps, space for fridge / freezer and tumble dryer, stainless steel extractor hood, archway leading to dining area, laminated wooden floor.

### BEDROOM 1

11'1" x 9'3" into wardrobe (3.38m x 2.82m into wardrobe)

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

### BEDROOM 2

8'6" x 6'10" (2.59m x 2.08m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, whb and wc, wooden panelled walls, hotpress.

### EXTERIOR FEATURES

Lawn to front enclosed by fence and gate.

Lawn to rear with decked patio area.

Tarmac driveway.

Outside light and tap.

External power points.

### GARAGE / OFFICE

16' x 11'10" (4.88m x 3.61m)

Having up and over door, PVC window.

### ESTIMATED ANNUAL RATES

£888.96 (JAN 2025)

