

T: 028 7134 1947 [www.johnvarthur.com](http://www.johnvarthur.com)

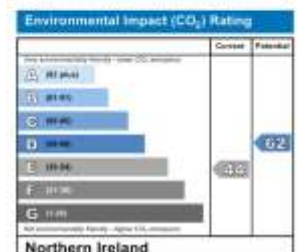
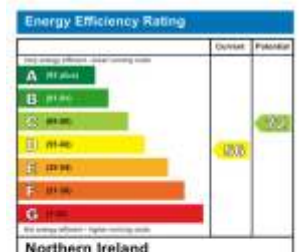
150 Spencer Road - Waterside - L'Derry - BT47 6AH



# For Sale

## 25 The Beeches

### Drumahoe - BT47 3XS



We are pleased to offer for sale a well presented detached bungalow which benefits from a roof-space conversion providing spacious accommodation in a pleasant cul-de-sac in this residential area of Drumahoe village on the outskirts of Londonderry.

**Asking Price: £200,000**



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## Features

2 Receptions, Study, 5 Bedrooms, Bathroom, Shower Room, Garage.

Floor Area Approximately 216.50 sq m (2,300 sq ft).

Oil-fired central heating system. Double-glazed windows. 6 panel effect internal doors.

Rear garden with deck area and patio area, steps to upper level in grass with shrubs.

Tarmac driveway and parking area to front with lawn and gravel bed.

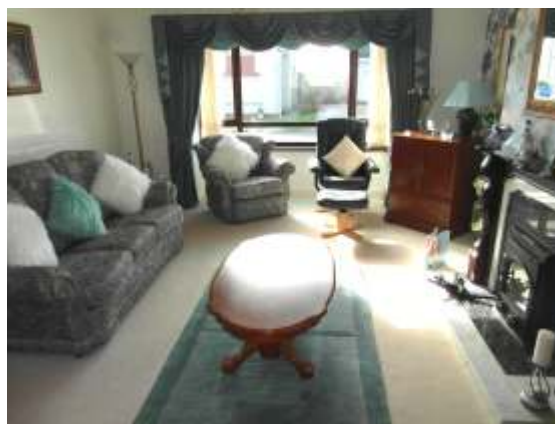
## Accommodation

### Ground Floor:-

**Porch** - having tiled floor, stained glass inserts to front door and side light, coving to ceiling. Vestibule door and side light lead to the hall.

**Hall** - having semi-solid wood flooring, coving to ceiling, under-stairs hotpress having insulated cylinder.

**Lounge** - 4.21m x 5.53m (13'9" x 18'1") plus bay window. Marble fireplace having mahogany surround and multi-fuel stove. Coving to ceiling.



**Family Room / Dining Area** – 6.06m x 3.58m (19'10" x 11'8"). Semi-solid wood flooring, sliding patio door to rear patio area, fireplace with multi-fuel stove, coving to ceiling.



**Kitchen/Dining Area** - 3.56m x 4.69m (11'8" x 15'4"). Fitted base and wall units having complementary work tops with wall tiling over, 1¼ bowl stainless steel sink. Integrated fridge/freezer, built-in Philips Whirlpool oven, Thor 4 plate electric hob with cooker hood over. Tiled floor, dado rail.



**Utility Room** - 1.97m x 2.79m (6'5" x 9'1"). Fitted base units and wall unit having complementary worktop with splash back wall tiling, stainless steel sink, plumbing for automatic washing machine, plumbing for dishwasher. Interconnecting door to garage.

**Toilet** - having wash hand basin and w.c. Tiled floor continues through from the utility room.

**Bedroom 1** - 3.97m x 3.07m (13'0" x 10'0"). Laminate wood effect flooring.

**Bedroom 2** - 2.86m x 4.26m (9'4" x 13'11"). Laminate wood effect flooring.

**Bedroom 3** - 2.91m x 3.18m (9'6" x 10'5").

**Bathroom** - 2.87m x 2.19m (9'4" x 7'2"). White suite comprising bath, walk-in cubicle with Triton electric shower and bi-fold door, wash hand basin, w.c. Tiled floor, walls tiled to half height, extractor.

#### **First Floor:-**

**Landing.** Storage cupboard with access to roofspace.

**Bedroom 4** - 3.97m x 4.96m (13'0" x 16'3") including built-in cupboard.

**Bedroom 5** - 3.80m x 4.77m (12'5" x 15'7").

**Study** - 2.14m x 2.40m (7'0" x 7'10").

**Shower Room** - 2.21m x 2.46m (7'3" x 8'0"). Cubicle having corner entry doors and Redring electric shower, wash hand basin with splash back wall tiling, w.c. Extractor.

#### **External**

To the front of the property there is a tarmac driveway with parking area, lawn and gravel bed.

**Integral Garage** - 3.87m x 5.33m (12'8" x 17'5"). Auto roller door, side window, interconnecting door to utility room, oil-fired central heating boiler.

To the rear garden there is a deck area and a patio area with balustrade walling. There is also a gravel area with raised bed. A retaining wall with steps leads to the upper garden level which is laid out in grass with shrubs.

There are outside lights, outside water tap, plastic oil tank and gates to either side of the property.





**The Capital Value** for this property has been confirmed to us by the Land & Property Services as £200,000. The rate in the pound for the Londonderry District for the year 1st April 2013 to 31st March 2014 is 0.008055 which equates to a rates figure of £1,611.00.

#### **IMPORTANT NOTES:**

These particulars have been prepared by Jeremy Arthur. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email [jeremyarthur@johnvarthur.com](mailto:jeremyarthur@johnvarthur.com), and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.