

£168,950

FOR SALE



92 Tamnaherin Road, Londonderry, BT47 3AP

- Detached Chalet Bungalow
- 3 Bedrooms/2 Receptions/2 Bathrooms
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Concrete Driveway
- Private Enclosed Garden
- Rural Location with Easy Commuting to Derry City/Local Towns and Villages
- Excellent family Home



DESCRIPTION:

Detached family home set in a rural setting on the outskirts of Eglinton, offering easy commuting to Local Towns and Derry City. This home offers spacious family accommodation to include three bedrooms and two receptions, which has been maintained to an excellent standard by the current owners. It is set on a private site with enclosed garden. Viewing is highly recommended.

LOCATION:

Leaving Eglinton along the Woodvale Rd, travel approximately 2.5 miles and just after the Clon Rd junction, no.92 is situated immediately on your left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

12'1" x 7'6" (3.7 x 2.3)
with cushion flooring.

Lounge:

14'9" x 11'9" (4.5 x 3.6)
having brick fireplace with tiled hearth, built-in shelving, Pine flooring.

Kitchen/Dining:

18'4" x 11'9" (5.6 x 3.6)
with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, built-in hob and oven, extractor fan with light, built-in cupboard, patio doors to side garden, cushion flooring.

Tiled Rear Porch

Family Room:

17'0" x 9'10" (5.2 x 3.0)
having multi-purpose stove, wood effect laminate flooring.

Bathroom:

8'10" x 6'6" (2.7 x 2.0)
with three piece suits comprising of fitted bath with electric shower over-head, wash hand basin with low level vanity unit, low flush w.c. Also having part tiled walls, built-in storage, cushion flooring.

Open tread Pine balustrade staircase to first floor

Bedroom (1):

11'5" x 9'2" (3.5 x 2.8)

Bedroom (2):

12'9" x 9'2" (3.9 x 2.8)

Bedroom (3):

10'5" x 9'2" (3.2 x 2.8)

Bathroom:

8'6" x 7'10" (2.6 x 2.4)
having three piece suite comprising of bath with shower attachment, pedestal wash hand basin, low flush w.c. Also having extractor fan, feature heated towel rail, Pine panel walls, tiled flooring.

EXTERIOR FEATURES:

Side and rear garden laid in lawn. Concrete driveway to the side of the property.

ANNUAL RATES:

£1064.47 as at 01/10/2021.

Agent: *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

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

