

£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.

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