

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£147,500

FOR SALE



49 Waterfoot Park, Derry/Londonderry, BT47 6SW

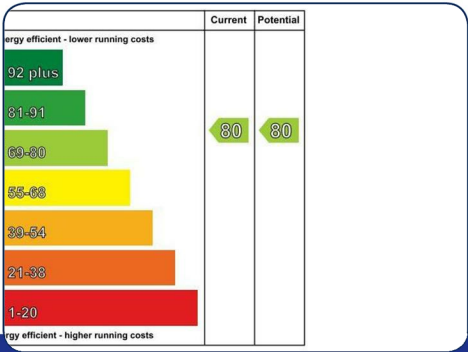
- FIRST FLOOR APARTMENT
- 3 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING C

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
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ACCOMMODATION

HALLWAY

Having two storage cupboards, hotpress, laminated wooden floor.

LOUNGE / KITCHEN AREA

25' x 19'10" (to widest points) (7.62m x 6.05m (to widest points))

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and oven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, laminated wooden floor, dining space, living area having fireplace with gas fire, French doors leading to balcony.

MASTER BEDROOM

15'2" x 11'8" (4.62m x 3.56m)

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc.

BEDROOM (2)

17'2" x 10'3" (to widest points) (5.23m x 3.12m (to widest points))

BEDROOM (3)

11'10" x 10'5" (to widest points) (3.61m x 3.18m (to widest points))

Having built in wardrobe.

BATHROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, laminated wooden floor.

EXTERIOR FEATURES

Balcony.

Views over Foyle bridge.

Communal Parking.