

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

www.danielhenry.co.uk
www.propertypal.com

- 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.

Daniel
Henry
ESTATE AGENTS

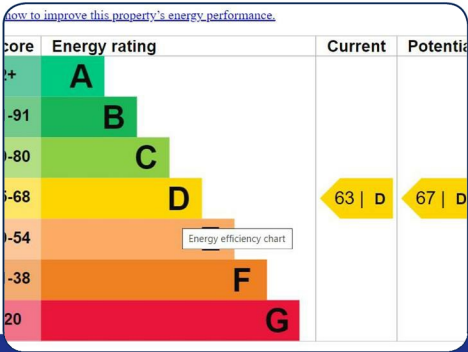
£220,000

FOR SALE

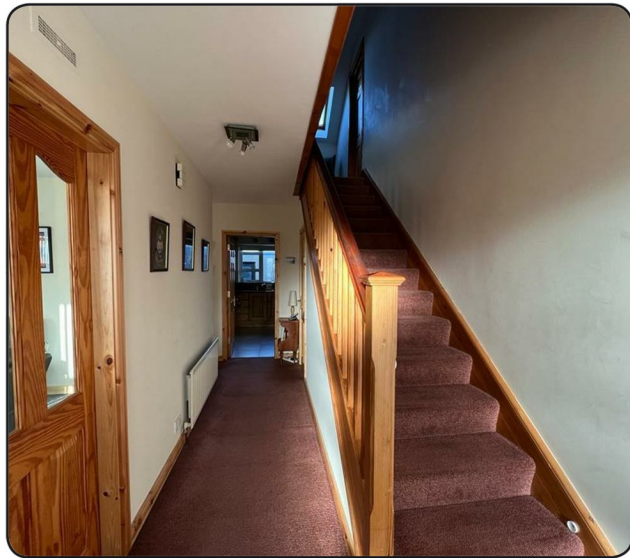


33 Dunnalong Road, Magheramason, BT47 2RU

- DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- OIL FIRED CENTRAL HEATING
- PVC EXTERNAL DOORS
- GARAGE
- GRAVEL DRIVEWAY
- EPC



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ENTRANCE HALLWAY

Having under stairs storage; double hotpress.
Glazed door to:-

LOUNGE

16'10' x 12'8 (5.13m' x 3.86m)
Having attractive fireplace with cast iron inset and granite hearth

FAMILY ROOM

16'8' x 11'7' (5.08m' x 3.53m')
Ceiling cornicing; multi fuel stove set in brick surround; tiled hearth; laminate wooden floor; double Georgian glazed doors to:-

KITCHEN

23'6' x 14'3' (7.16m' x 4.34m')
Having range of eye and low level units; stainless steel sink unit set in granite worktops; splashback; American style fridge freezer; wine rack; integrated dishwasher; double oven, hob; stainless steel extractor hood; tiled floor; ample dining space; ceiling cornicing, patio doors to rear.

UTILITY ROOM

Having eye and low level units; plumbed for automatic washing machine; tiled floor

DOWNSTAIRS TOILET

Off Utility Room, tiled floor

BEDROOM 4

12'8' x 12'1' (3.86m' x 3.68m')
Range of built in wardrobes with cupboards over.

BEDROOM 5

12'9' x 10'9' (3.89m' x 3.28m')
Built in wardrobes

BATHROOM

Comprising bath with telephone hand shower to taps; walk in shower; wash hand basin set in vanity unit; mirror with Bluetooth, heated mirror, shaver point; WC; tiled floor; recessed ceiling lights;

FIRST FLOOR

Spacious landing having study area

LANDING

Spacious landing presently with study area.

BEDROOM 1

16'6' x 11'8' (5.03m' x 3.56m')
Having wall to wall built in wardrobes

BEDROOM 2

16'6' x 12'3' (5.03m' x 3.73m')
Having built in wardrobes, drawers etc.

BEDROOM 3

11'2' x 6'8' (3.40m' x 2.03m')

SHOWER ROOM

Comprising walk in tiled electric shower, wash hand basin and WC

GARAGE

6m x 4m (1.83mm x 1.22mm)
Roller door; light and power points; side door.

EXTERIOR FEATURES

Neat lawns to front, side and rear.
Fuel store with drying area.
Long gravel driveway.

ESTIMATED ANNUAL RATES

£1231.63 (JAN 2023)