

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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£425,000



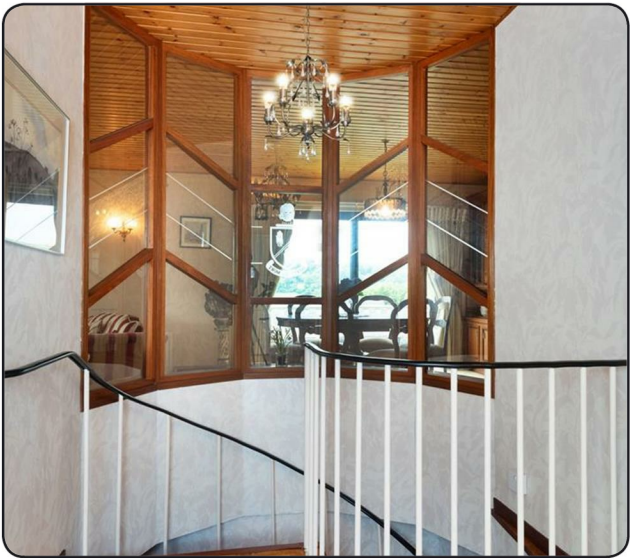
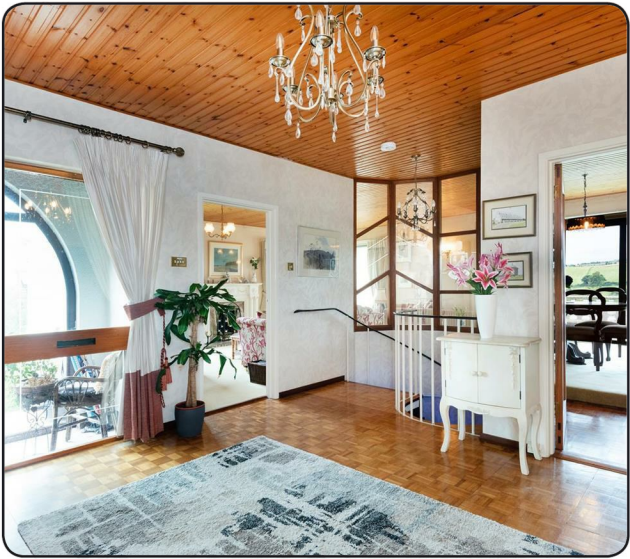
18 Dunnwood Park, L'Derry, BT47 2NN

- DETACHED SPLIT LEVEL HOUSE
- 4 BEDROOM/3 RECEPTION
- GAS FIRED CENTRAL HEATING
- PARTIAL PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- EXTENSIVE LAWNS TO FRONT, SIDE & REAR
- TARMAC DRIVEWAY
- DOUBLE GARAGE
- EPC RATING - F

e	Energy rating	Current	Pote
	A		
1	B		
0	C		
8	D		
4	E		
8	F	26 F	3
	G		

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ACCOMMODATION

VESTIBULE PORCH

Having stained glass porthole window, wooden ceiling, tiled floor

GRAND ENTRANCE HALL

Having cloaks cupboard, wall lights, wooden ceiling, Parquet woodblock flooring, double doors to Dining.

GUEST WHB AND WC

Having whb with mixer taps, wc, 1/2 tiled walls, tiled floor.

LOUNGE/DINING AREA

27'3" x 20'7" wp (8.31m x 6.27m wp)

Having magnificent fireplace with granite inset and hearth, corner picture window with seating, raised dining area with patio doors to balcony, wooden ceiling, feature glass wall, double doors to Hallway.

KITCHEN

17'2" x 12'7" wp (5.23m x 3.84m wp)

Having range of eye and low level units, glazed display cupboards with lighting, tiling between units, Belfast sink, granite worktop, Rangemaster with extractor overmantle, integrated dishwasher, dining space, 1/2 height panelled walls, wooden ceiling with recessed lighting, tiled floor.

UTILITY ROOM

12'7" x 9'4" (3.84m x 2.84m)

Having range of units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, extractor hood, plumbed for washing machine, space for tumble dryer, space for fridge/freezer, tiled floor.

LANDING

Having airing cupboard.

MASTER BEDROOM

13'8" x 11'9" (4.17m x 3.58m)

Having range of built in wardrobes with sliding mirrored doors.

EN-SUITE

Comprising walk in shower, whb set in vanity unit, wc, range of built in wardrobes with cupboards over, PVC cladding to walls, tiled floor.

FAMILY ROOM

13'7" x 10'6" wp (4.14m x 3.20m wp)

Having fireplace.

BEDROOM 2

11'8" x 9'9" (3.56m x 2.97m)

Having wall to wall built in wardrobes with dressing table, drawers and cupboards over.

BEDROOM 3

13'4" x 11' (4.06m x 3.35m)

Having built in wardrobes with dressing table, drawers and cupboards over.

BATHROOM

Comprising bath, fully tiled walk in shower, whb set in vanity unit, wc, PVC ceiling with recessed lighting, 1/2 tiled walls, tiled floor.

SPIRAL STAIRCASE TO LOWER GROUND FLOOR

LIVING AREA

13'7" x 10'7" (4.14m x 3.23m)

Having laminated wooden floor.

BEDROOM 4

13'4" x 10'9" (4.06m x 3.28m)

INTEGRAL DOUBLE GARAGE

22'7" x 18'11" (6.88m x 5.77m)

Having roller door, side window, light and power points.

EXTERIOR FEATURES

Extensive lawns to front, side and rear stocked with abundance of mature plants and shrubs.

Balcony with artificial grass and stunning views over river.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£2915.75 (AUG 2025)

