

**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



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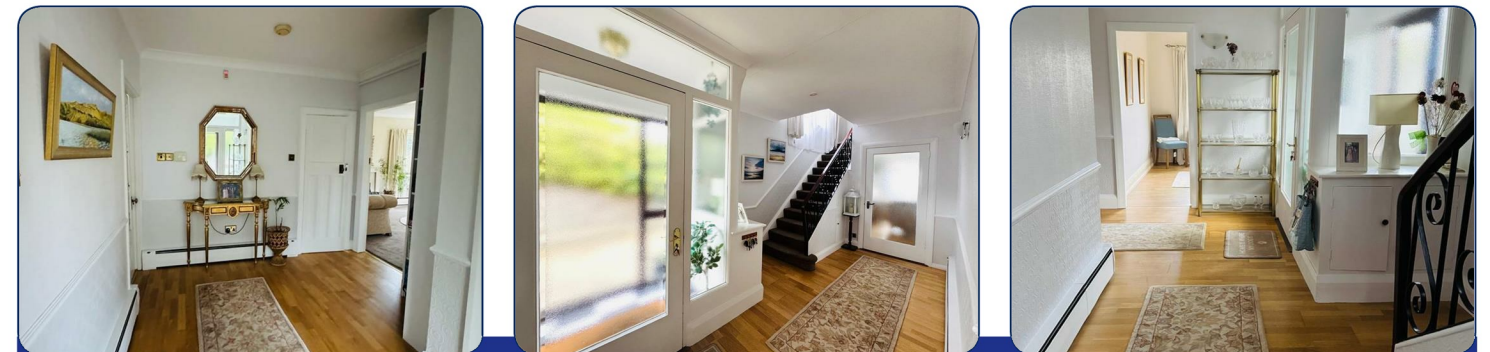
**Daniel Henry**  
ESTATE AGENTS

**£400,000**

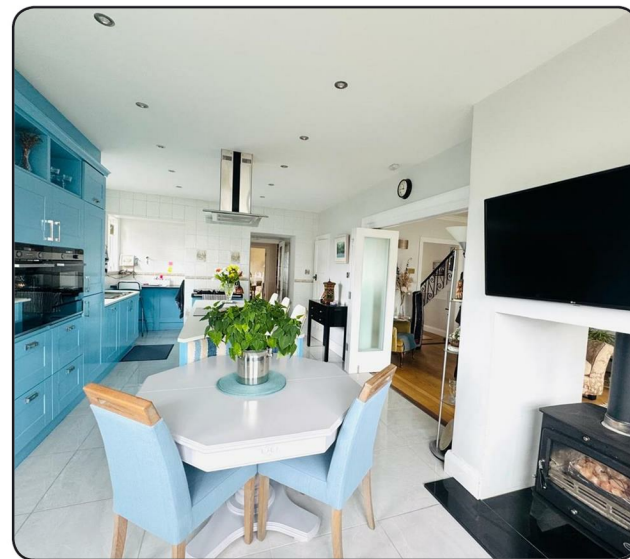
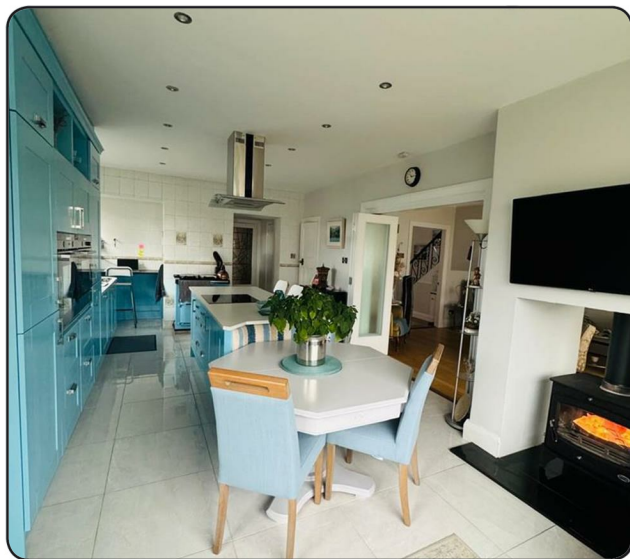


**2 Caw Park, L'Derry, BT47 6LZ**

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- NEAT LAWN TO REAR.
- GARAGE
- TARMAC DRIVEWAY
- EPC RATING - E



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#### ACCOMMODATION

##### VESTIBULE PORCH

Having tiled floor.

##### HALLWAY

Having downstairs storage, ceiling cornicing, semi-solid wooden floor.

##### LOUNGE

22'7" x 12'5" into bay (6.88m x 3.78m into bay)

Having double sided multi fuel stove, wall light points, ceiling cornicing, dual aspect, folding doors to Kitchen/Dining area.

##### KITCHEN/DINING AREA

26'7" x 12'11" (8.10m x 3.94m)

Having excellent range of eye and low level units modern units, 1 1/2 bowl sink unit with mixer taps, centre island with hob, breakfast bar and storage, Rayburn cooker, two ovens, stainless steel extractor hood, integrated fridge and dishwasher, dual aspect. Dining area with wooden floor. Pantry with light and power points, recessed lighting, tiled floor.

##### FAMILY ROOM

16'5" x 15'3" (5.00m x 4.65m)

Having attractive fireplace, ceiling cornicing, corner window.

##### BEDROOM 4/STUDY

10'10" x 9'7" (3.30m x 2.92m)

Having ceiling cornicing, dual aspect and laminated wooden floor.

##### SHOWER ROOM

Comprising tiled walk in shower, whb with storage under, plumbing for a washing machine, space for tumble dryer, fully tiled walls and floor.

##### SEPARATE WC

Having fully tiled walls and floor.

##### REAR HALLWAY

Having cloaks cupboard, storage cupboard, tiled floor.

##### FIRST FLOOR

##### BRIGHT LANDING

##### BEDROOM 1

15'4" x 12'5" (4.67m x 3.78m)

Dual aspect showing views over the river.

##### BEDROOM 2

13'3" x 12'5" into wardrobe (4.04m x 3.78m into wardrobe)

Having built in wardrobe with sliding mirrored doors, dual aspect.

##### BEDROOM 3

12'4" x 7'5" (3.76m x 2.26m)

Having corner window with excellent river views.

##### BATHROOM

Comprising bath with electric shower over, shower screen, whb, wall radiator, fully tiled walls and floor.

##### SEPARATE WC

Having fully tiled walls and floor.

##### EXTERIOR FEATURES

Walled to front with driveway to side.

Sunken rock garden to front.

Lawn to rear.

Paved patio area to rear.

Greenhouse.

Steps to roof terrace.

##### GARAGE

21'8" x 13' (6.60m x 3.96m)

Having electric roller door, light and power points, side door and rear window (not pvc).

##### ESTIMATED ANNUAL RATES

£2382.00 (APRIL 2026)

