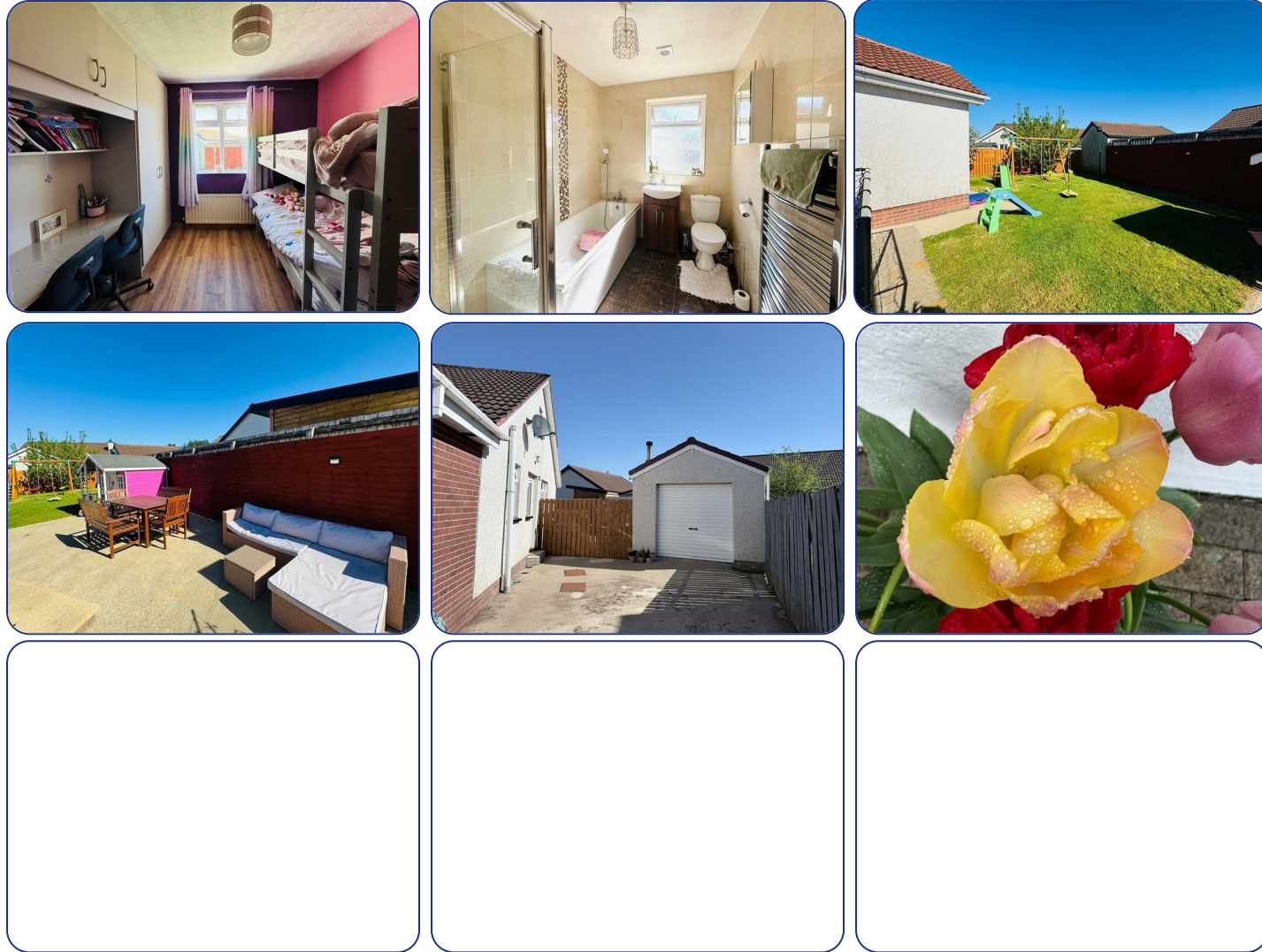


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
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 Tel. 02871347539  
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 www.danielhenry.co.uk

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**Daniel Henry**  
ESTATE AGENTS

**£265,000**



**98 Duncastle Park, L'Derry, BT47 2QL**

- DETACHED BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT
- PAVED PATIO TO REAR
- DRIVEWAY
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having hotpress, cloaks cupboard and laminated wooden floor.

### LOUNGE

20'6" x 14'7" (6.25m x 4.45m)

Having multi-fuel stove, bay window, laminated wooden floor, glazed door to hall.

### KITCHEN

16'10" x 13'11" (5.13m x 4.24m)

Having excellent range of eye and low modern units with concealed lighting under, hob, double oven, stainless steel extractor hood, plumbed for dishwasher, space for fridge/freezer, feature lighting on skirting, ample dining space, recessed lighting, tiled floor, French doors to rear.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

### MASTER BEDROOM

16'3" x 12' into wardrobe (4.95m x 3.66m into wardrobe)

Having built in wardrobes with sliding doors.

### EN-SUITE

Comprising fully tiled walk in power shower, whb set in vanity unit, wc, chrome radiator, recessed lighting.

### BEDROOM 2

13'2" x 9'9" into wardrobe (4.01m x 2.97m into wardrobe)

Having built in wardrobes with sliding doors, laminated wooden floor.

### BEDROOM 3

10'4" x 9'7" wp (3.15m x 2.92m wp)

Having built in wardrobes, desk and shelving, laminated wooden floor.

### BEDROOM 4

10'4" x 8'7" wp (3.15m x 2.62m wp)

Having built in wardrobes with desk and shelving, laminated wooden floor.

### BATHROOM

Comprising bath with shower fitting to taps, whb set in vanity unit, wc, walk in electric shower, chrome radiator, fully tiled walls and floor.

### EXTERIOR FEATURES

Neat lawn to front.

Enclosed lawn and Paved patio area to rear.

Driveway to side leading to garage.

Planning applied for first floor attic conversion.

### GARAGE

19'1" x 11'1" (5.82m x 3.38m)

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

### ESTIMATED ANNUAL RATES

£1344.00 (APRIL 2026)

