

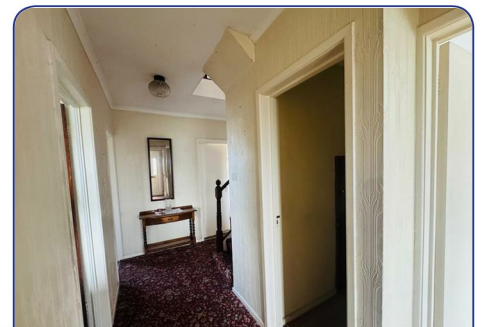
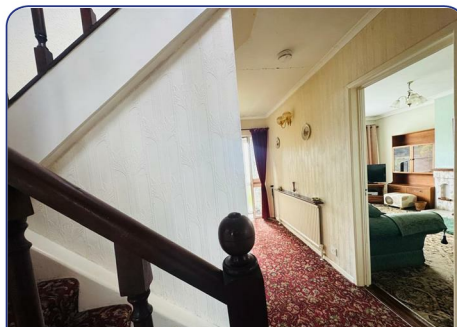
£185,000

FOR SALE



4 Conifer Avenue, L'derry, BT47 5QD

- SEMI-DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- OIL FIRED CENTRAL HEATING
- LAWNS TO FRONT AND REAR
- DRIVEWAY TO SIDE
- GARAGE
- CUL DE SAC LOCATION
- EARLY OCCUPATION
- EPC RATING-



ACCOMMODATION

VESTIBULE

Having tiled floor

LOUNGE

16'8" x 11'11" (5.08m x 3.63m)

Having fireplace

KITCHEN

13'8" x 8'7" (4.17m x 2.62m)

Having eye and low level units, double drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge, freezer and cooker. Tiling between units.

BURNER STORE

BEDROOM (1)

13'10 x 9'3 (4.22m x 2.82m)

BEDROOM (2)

14'10 x 6'8 (to widest points) (4.52m x 2.03m (to widest points))

BEDROOM (3)

10'4 x 8'10 (3.15m x 2.69m)

BATHROOM

Comprising bath with shower over, WHB, WC, 1/2 tiled walls.

FIRST FLOOR

LANDING

Having storage

ATTIC ROOM (1)

12'6" x 11'5" (to widest points) (3.81m x 3.48m (to widest points))

ATTIC ROOM (2)

12'7" x 11'2 (to widest points) (3.84m x 3.40m (to widest points))

GARAGE

Having up and over door

Light and power points

Side door and window

EXTERIOR FEATURES

Lawn to front stocked with mature plants and shrubs.

Enclosed to rear by door.

Driveway

ESTIMATED ANNUAL RATES

£1160.00 (May 2026)

Agent: Daniel Henry (Waterside)

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