

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

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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**  
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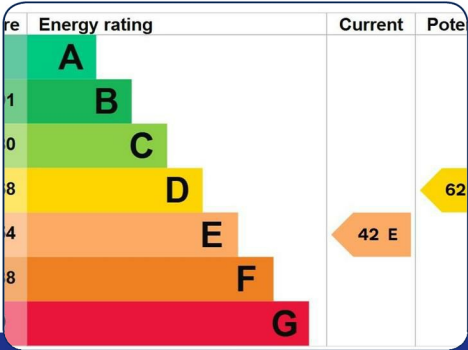
£339,950

**FOR SALE**



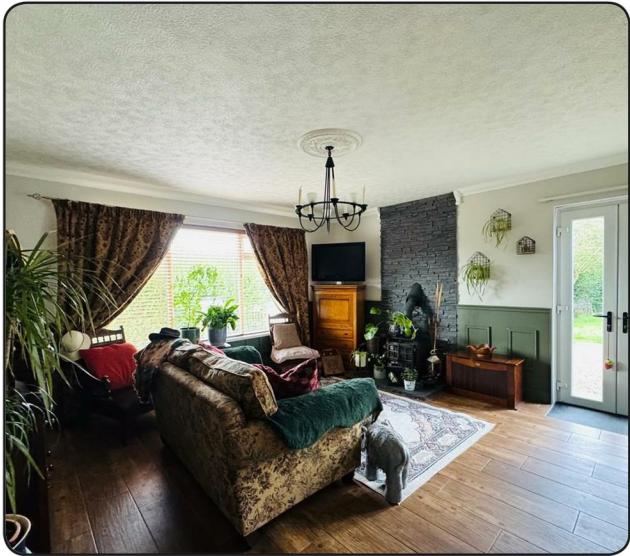
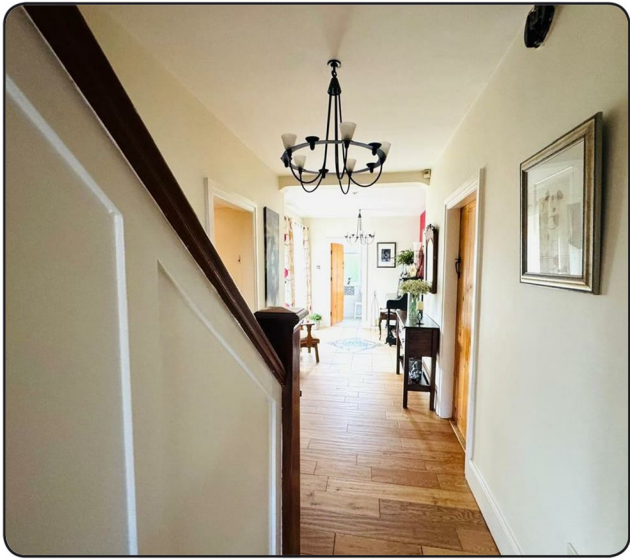
**116 Fincairn Road, L'Derry, BT47 3LE**

- DETACHED HOUSE
- 4 BEDROOM/3 RECEPTION ROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- EXTENSIVE LAWNS
- GARAGE & OUTBUILDINGS
- EPC RATING - E



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**ACCOMMODATION**

**HALLWAY**

Having partly tiled and wooden floor.

**GUEST WHB & WC**

Having 1/2 tiled walls and tiled floor.

**LOUNGE**

15'5" x 14'2" (4.70m x 4.32m)

Having multi fuel stove, ceiling cornicing, 1/2 height wooden panelled walls, tiled floor, French doors to rear.

**KITCHEN/DINING/LIVING**

23'5" x 13'2" into bay (7.14m x 4.01m into bay)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, 'Esse' stove, wired for cooker, plumbed for dishwasher, ample dining space, tiled floor.

**LIVING AREA**

Having fireplace and ceiling cornicing, tiled floor.

**BEDROOM 4**

14'10" x 14' (4.52m x 4.27m )

Having laminated wooden floor.

**REAR HALLWAY**

Having tiled floor.

**UTILITY ROOM**

Having sink unit, plumbed for washing machine, storage.

**FIRST FLOOR**

**LANDING**

Having laminated wooden floor.

**MASTER BEDROOM**

13'5" x 12'1" (4.09m x 3.68m)

Having laminated wooden floor.

**EN-SUITE**

Comprising walk in shower, whb and wc, fully tiled walls and floor.

**BEDROOM 2**

14'9" x 12'10" (4.50m x 3.91m)

Having double built in wardrobe.

**BEDROOM 3**

11'4" x 8'11" (3.45m x 2.72m)

Having doubl built in wardrobe and laminated wooden floor.

**FAMILY ROOM**

14'3" x 12'11" (4.34m x 3.94m)

Having fireplace and laminated wooden floor.

**READING ROOM OFF**

13' x 7'8" (3.96m x 2.34m)

Having storage and laminated wooden floor.

**BATHROOM**

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

**EXTERIOR FEATURES**

Extensive lawns stocked with abundance of plants, trees and shrubs.

Gravel driveway leading to Garage.

Outbuildings.

Outside light and tap.

**ESTIMATED ANNUAL RATES**

£

