

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£120,000

FOR SALE



4 Kavanagh Court, Derry, BT48 0PN

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PAVED YARD TO FRONT & REAR
- EPC RATING -

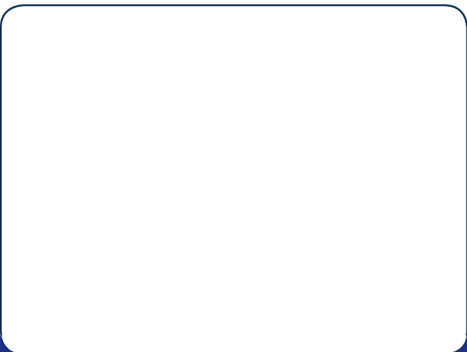
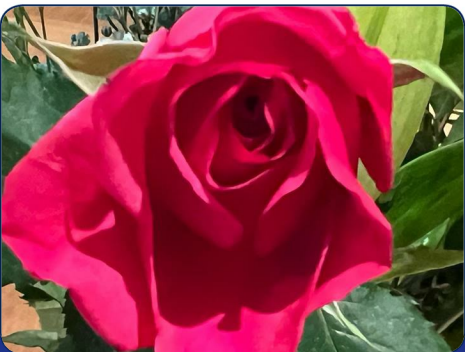
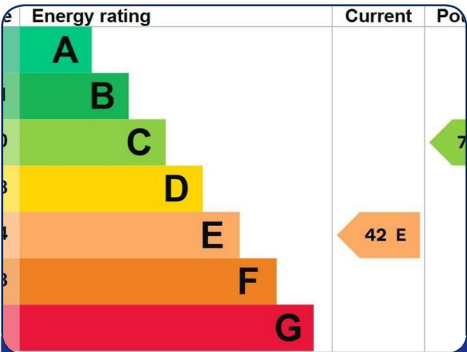
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk

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Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.



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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having wood panelled walls and wooden ceiling.

LOUNGE

17'9" x 14'8" wp (5.41m x 4.47m wp)
Having attractive fireplace, ceiling cornicing, recessed lighting, understairs storage, wooden floor.

KITCHEN/DINING AREA

17'9" x 15'5" wp (5.41m x 4.70m wp)
Having eye and low level units, matching window pelmet, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob, extractor hood, oven, plumbed for washing machine and dishwasher, ceiling cornicing, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, built in storage with sliding mirrored doors.

BEDROOM 1

11'7" x 10'3" (3.53m x 3.12m)
Having ceiling cornicing and laminated wooden floor.

BEDROOM 2

9'9" x 9'8" (2.97m x 2.95m)
Having wall to wall built in wardrobes with sliding mirrored doors, ceiling cornicing and laminated wooden floor.

BEDROOM 3

8'7" x 7'3" (2.62m x 2.21m)
Having ceiling cornicing and laminated wooden floor.

BATHROOM

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

EXTERIOR FETAURES

Paved area to front enclosed by wall and gate.
Paved yard to rear enclosed by wall and gate.
Access to mews.

ESTIMATED ANNUAL RATES

£875.00 (MARCH 2026)

