SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

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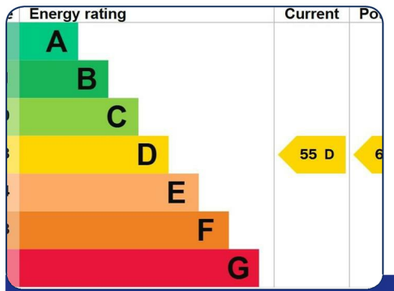
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

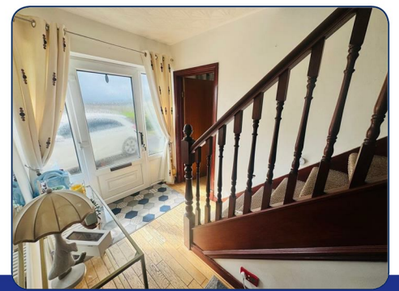
www.danielhenry.co.uk
www.propertypal.com

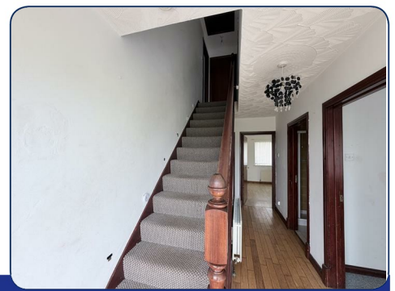
£180,000

14 Otter Park, L'Derry, BT47 6YU

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- GARAGE
- TARMAC DRIVEWAY
- EPC RATING - D







ACCOMMODATION

HALLWAY
Having understairs storage and wooden floor.

LOUNGE
16'3" x 12'1" wp (4.95m x 3.68m wp)
Having fireplace with cast iron inset and tiled hearth, ceiling cornicing, laminated wooden floor.

KITCHEN/DINING AREA
15'6" x 11'4" (4.72m x 3.45m)
Having eye and low level units, matching window pelmet, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob and underoven set in corner with extractor hood, space for fridge/freezer, plumbed for washing machine and dishwasher, space for tumble dryer, tiled floor.

BEDROOM 1
11'9" x 11'4" (3.58m x 3.45m)
Having laminated wooden floor.

BEDROOM 2
9'9" x 8'5" (2.97m x 2.57m)

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

FIRST FLOOR

LANDING
Having hotpress.

BEDROOM 3
12'10" x 12'3" (3.91m x 3.73m)
Having built in wardrobes.

BEDROOM 4
12'10" x 11'6" (3.91m x 3.51m)
Having built in wardrobes and laminated wooden floor.

EXTERIOR FEATURES
Extensive lawn to side.
Paved yard to rear bordered by trees.
Tarmac driveway.
Outside tap.

GARAGE
Having roller door, side window and door.

ESTIMATED ANNUAL RATES
£1130.00 (APRIL 2026)