Daniel Henry
ESTATE AGENTS

£176,000



14 Ballycanice Close, L'derry, BT47 3HH

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- YARD TO REAR
- EPC RATING-
- EARLY OCCUPATION







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ACCOMMODATION

HALL
Having laminated wooden floor, understair storage.

LOUNGE
14'1 x 11'3 (4.29m x 3.43m)
Having laminated wooden floor, double doors to kitchen.

KITCHEN
11'6 x 11'3 (3.51m x 3.43m)
Having eye and low level units, hob, underoven, single drainer stainless steel sink unit with mixer taps, space for fridge/freezer, tiling between units, tiled floor.

UTILITY ROOM
Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING
Having hotpress, laminated wooden floor.

MASTER BEDROOM
10'11 x 9'9 (3.33m x 2.97m)
Having laminated wooden floor

EN-SUITE
Comprising tiled walk in shower, WHB, WC, tiled floor.

BEDROOM (2)
11'5 x 9'9 (3.48m x 2.97m)
Laminated wooden floor

BEDROOM (3)
8'1 x 7'6 (2.46m x 2.29m)
Laminated wooden floor

BATHROOM
Comprising bath, WHB, WC, tiled floor.

EXTERIOR FEATURES
Yard to rear

ESTIMATED ANNUAL RATES:
£1099 approx (Nov 2026)

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1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is anything which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you.
2. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.
3. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.
4. These Particulars do not constitute a contract or part of a contract.
5. All measurements quoted are approximate.

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