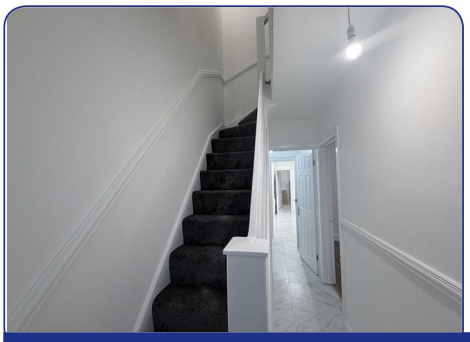
Daniel Henry
ESTATE AGENTS

£129,950



62 Bonds Street, L'derry, BT47 6EG

- END TERRACE HOUSE
- 3 BEDROOM/ 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS AND BLINDS INCLUDED IN SALE
- YARD TO REAR
- RECENTLY REFURBISHED
- EPC RATING F







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ACCOMMODATION

HALLWAY
Having tiled floor, understair storage

LOUNGE
18'11 x 8'11 (5.77m x 2.72m)
Having ornamental electric fire, laminated wooden.

KITCHEN
11'10 x 6'9 (3.61m x 2.06m)
Having range of modern eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, hob, double oven, extractor hood, tiling between units, tiled floor.

REAR HALLWAY
Having tiled floor, storage cupboard.

SHOWER ROOM
Comprising walk in shower, WHB set in vanity unit, WC, gold wall radiator, tiled walls and floor.

FIRST FLOOR

LANDING

BEDROOM (1)
13'3 x 9'1 (4.04m x 2.77m)
Having laminated wooden floor.

BEDROOM (2)
9'6 x 7'11 (2.90m x 2.41m)
Having laminated wooden floor.

BEDROOM (3)
6'3 x 5'11 (1.91m x 1.80m)
Having laminated wooden floor.

EXTERIOR FEATURES
Yard to rear.
Access to mews.

ESTIMATED ANNUAL RATES:
£598 APPROX (NOVEMBER 2026)

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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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