

SPECIAL FEATURES OF THE PROPERTY INCLUDE:




71 Pinetrees, Derry, BT48 8PL

- END TOWNHOUSE
- 3 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- TARMAC PARKING TO FRONT
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

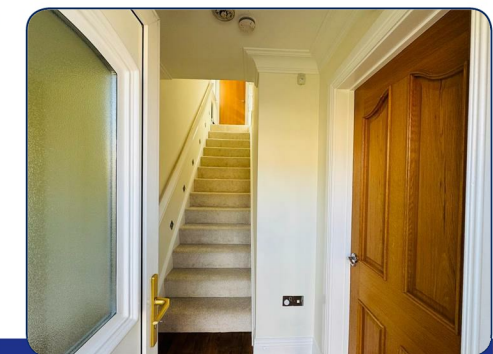
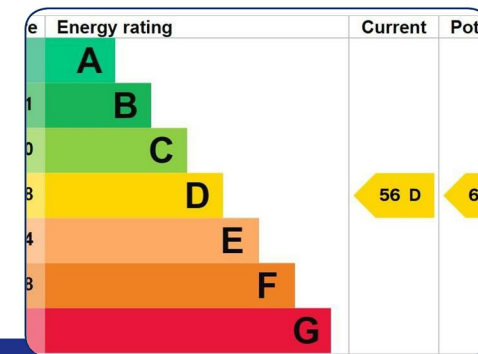
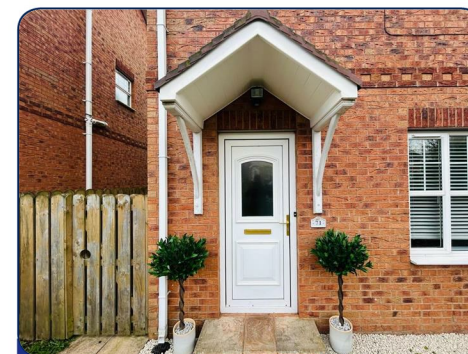
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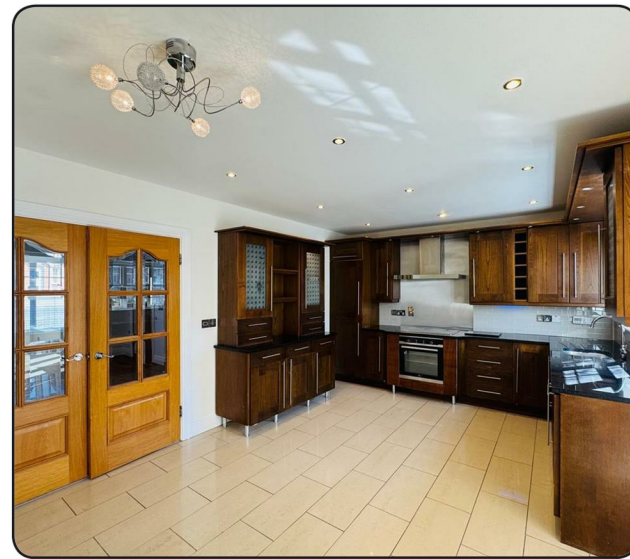
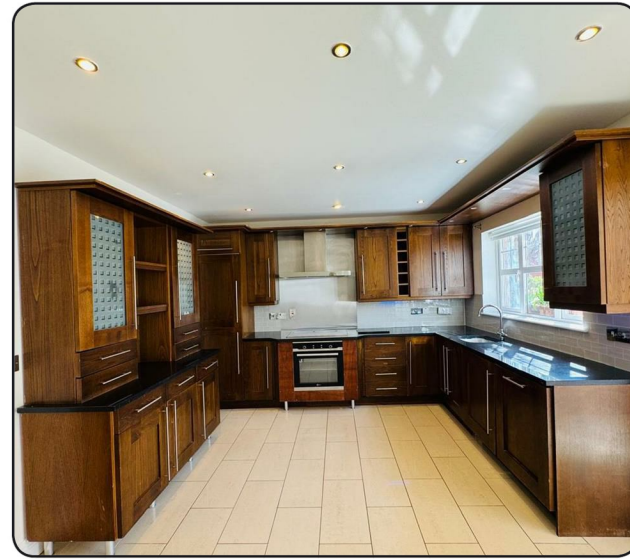
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that 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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ACCOMMODATION

HALLWAY

Having ceiling cornicing, wooden floor and staircase with feature lighting.

LOUNGE

15'6" x 13' (4.72m x 3.96m)

Having understairs storage, ceiling cornicing, recessed lighting, wooden floor with feature lighting, double doors to Kitchen.

KITCHEN / DINING AREA

17'4" x 11'8" (5.28m x 3.56m)

Having eye and low level units, tiling between units, matching dresser and window pelmet with feature lighting, single drainer stainless steel sink unit with mixer taps set in granite worktop, integrated hob and underoven, stainless steel extractor hood and splashback, integrated fridge / freezer and dishwasher, recessed lighting, ample dining space, tiled floor, double doors to Sun Room.

SUN ROOM

13' x 8'11" (3.96m x 2.72m)

Having recessed lighting, tiled floor, French doors to rear.

FIRST FLOOR

LANDING

Having hotpress, ceiling cornicing and wooden floor.

MASTER BEDROOM

15'4" x 9'9" (4.67m x 2.97m)

Having built in furniture including wardrobes and drawers, wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, extractor fan, recessed lighting, 1/2 tiled walls, wooden floor.

BEDROOM 2

12' x 9'9" (3.66m x 2.97m)

Having built in furniture including wardrobes and drawers, wooden floor.

BEDROOM 3

11'8" x 7'2" wp (3.56m x 2.18m wp)

BATHROOM

Comprising bath with electric shower over, whb with mixer taps, wc, recessed lighting, fully tiled walls, wooden floor.

EXTERIOR FEATURES

Tarmac parking to front.

Lawn to rear enclosed by fence and gate.

Outside tap.

ESTIMATED ANNUAL RATES

£1277.88 (MARCH 2025)

