

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£160,000

FOR SALE



41 Dunnalong Manor, Bready, BT82 0EQ

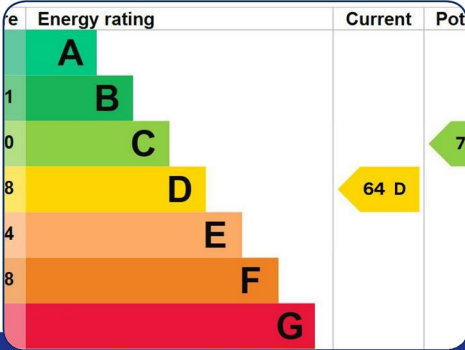
- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- TARMAC DRIVEWAY
- CUL DE SAC LOCATION
- LAWNS TO FRONT AND REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

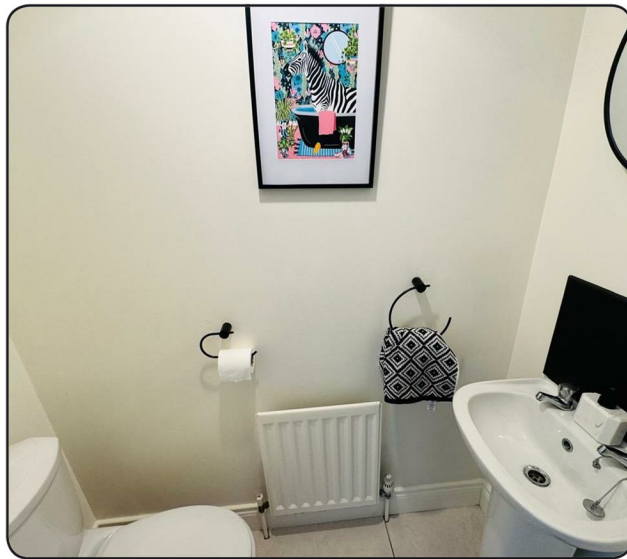
Agent:



- 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.



[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



#### HALLWAY

Having tiled floor.

#### GUEST WHB & WC

Having WHB & WC, tiled floor.

#### LOUNGE

16'3 x 11'9 (4.95m x 3.58m)

Having fireplace, laminated wooden floor.

#### KITCHEN/DINING

21'8 x 11'10 (6.60m x 3.61m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob and under oven, stainless steel extractor hood, plumbed for automatic washing machine, plumber for dishwasher, space for fridge/freezer, recessed lighting, ample dining space, French doors, tiled floor.

#### FIRST FLOOR

Having landing with hot press, storage cupboard.

#### MASTER BEDROOM

13'6 x 10'2 wp (4.11m x 3.10m wp)

Having laminated wooden floor.

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb & wc, tiled floor.

#### BEDROOM 2

11' x 10'8 (3.35m x 3.25m)

#### BEDROOM 3

10'3 x 8'4 (3.12m x 2.54m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

#### BATHROOM

Comprising bath with telephone handle shower to taps, fully tiled walk in shower, whb & wc, tiled floor.

#### EXTERIOR FEATURES

Neat awns to front and rear.

Enclosed to rear by fence and gate.

