

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

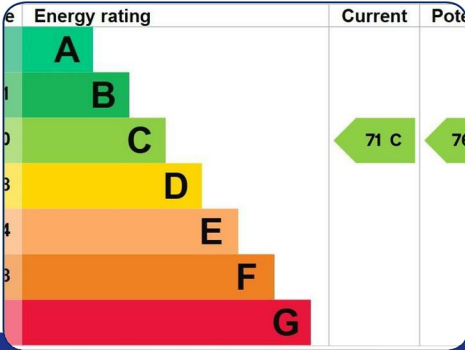
£155,000

**FOR SALE**



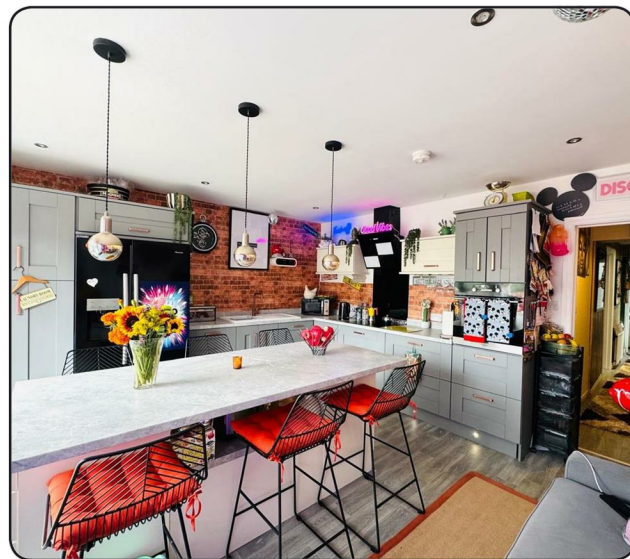
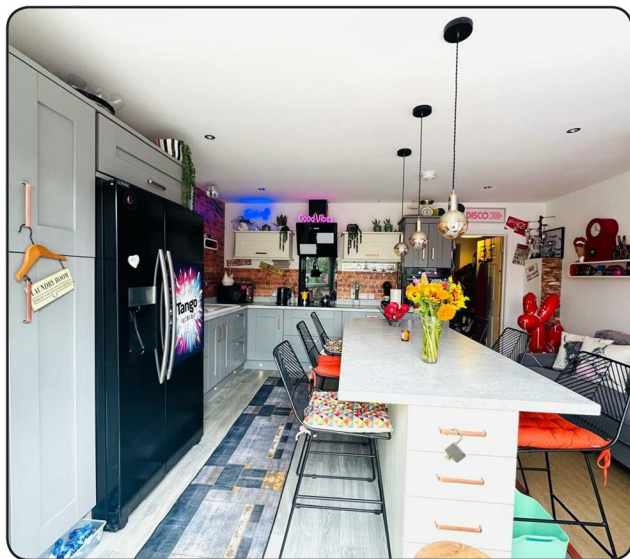
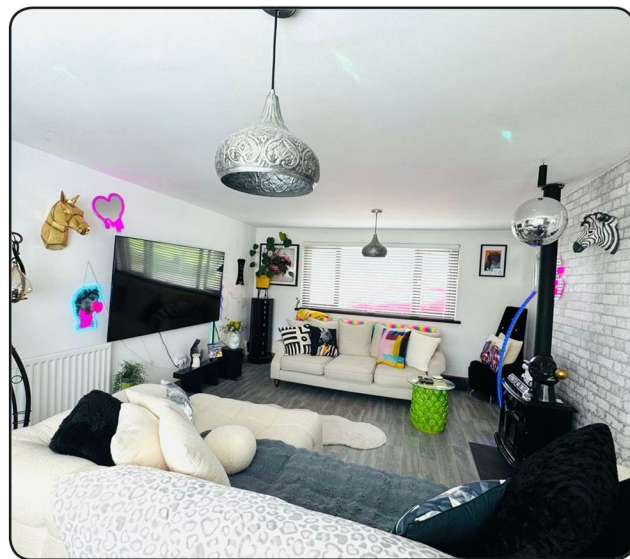
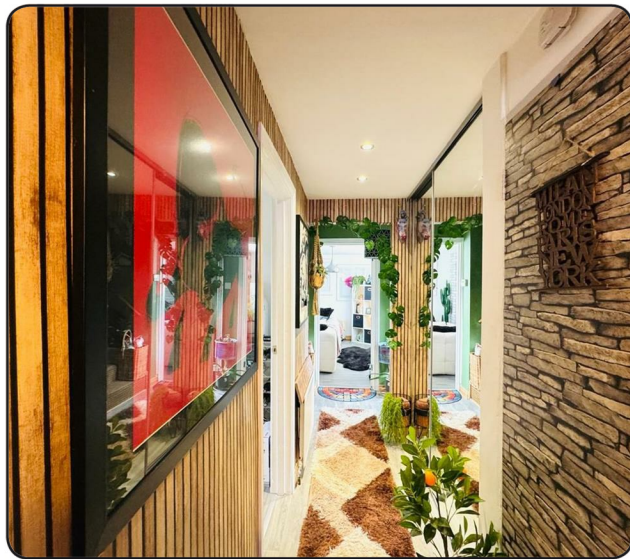
25 Heron Way, L'Derry, BT47 6LD

- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE
- LAWN TO FRONT AND YARD TO REAR WITH COVERED SITTING AREA.
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having cupboard with sliding mirrored doors and recessed lighting.

### LOUNGE

18'1" x 13'9" wp (5.51m x 4.19m wp)

Having dual aspect and glazed door to Hallway.

### KITCHEN / DINING AREA

15'7" x 14'3" (4.75m x 4.34m)

Having range of eye and low level units, 1 1/2 bowl ceramic sink unit with mixer taps, hob with black splash back and matching extractor hood, oven, space for American style fridge/freezer, plumbed for washing machine and dishwasher, centre island with storage, feature skirting lighting, French doors to rear.

### MASTER BEDROOM

12'5" x 8'2" (3.78m x 2.49m)

Having downstairs storage.

### WET ROOM

Comprising fully tiled shower, whb set in vanity unit with mixer taps, wc, extractor fan, recessed lighting, chrome radiator, tiled floor.

## FIRST FLOOR

### LANDING

Having ceiling cornicing.

### BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)

Having double built in wardrobe and ceiling cornicing, laminated wooden floor.

### BEDROOM 3

12'2" x 8'2" (3.71m x 2.49m)

Having double built in storage and ceiling cornicing.

### BEDROOM 4

11' x 6'5" (3.35m x 1.96m)

Having storage cupboard.

### BATHROOM

Comprising bath with mixer taps, walk in shower with PVC cladding, whb and wc, recessed lighting.

## EXTERIOR FEATURES

Lawn to front enclosed by fence.

Concrete yard to rear enclosed by wall and gate.

Feature seating and dining area.

Outside light and power point.

## ESTIMATED ANNUAL RATES

£606.48 (JULY 2025)

