

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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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.

Daniel
Henry
ESTATE AGENTS

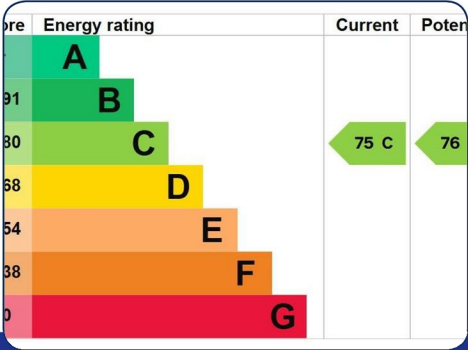
£79,950

FOR SALE



53c Clooney Terrace, L'Derry, BT47 6AP

- FIRST FLOOR APARTMENT
- 1 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- MODERN KITCHEN & BATHROOM
- SHARED YARD TO REAR
- CONVENIENT TO CITY CENTRE & EBRINGTON SQUARE
- EPC RATING - C



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ACCOMMODATION

HALLWAY

Having cloaks cupboard and laminated wooden floor.

LOUNGE

12'1" x 11'6" (3.68m x 3.51m)

Having ceiling cornicing and centre rose, laminated wooden floor.

KITCHEN

12'10" x 7'8" wp (3.91m x 2.34m wp)

Having low level units, single drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, space for fridge, storage cupboard, laminated wooden floor.

BEDROOM 1

9'1" x 8'5" (2.77m x 2.57m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower over, whb set in vanity unit, wc, PVC cladding to walls, laminated wooden floor.

EXTERIOR FEATURES

Shared yard to rear.

Access to mews.

ESTIMATED ANNUAL RATES

£396.54 (AUG 2025)

