

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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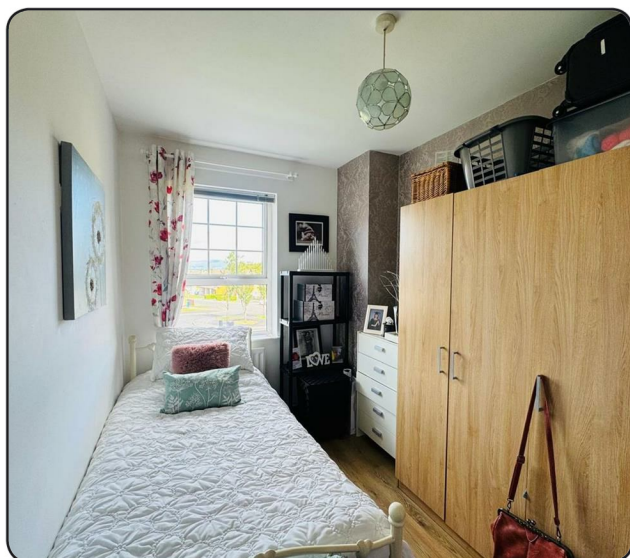
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 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

£119,950

78a Rossdale, L'Derry, BT47 5RD

- FIRST FLOOR APARTMENT
- 2 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PARKING TO FRONT
- GARDEN TO REAR
- EPC RATING -

re	Energy rating	Current	Pote
	A		
01	B		
00	C		
58	D	58 D	63
54	E		
38	F		
0	G		



ACCOMMODATION

STAIRCASE TO FIRST FLOOR

HALLWAY

Having storage cupboard.

LOUNGE

16'6" x 10'9" (5.03m x 3.28m)
Having laminated wooden floor.

KITCHEN

11'3" x 7'3" (3.43m x 2.21m)
Having eye and low level units, single drainer stainless steel sink unit, wired for cooker, extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer.

BEDROOM 1

11'8" x 9'9" (3.56m x 2.97m)
Having laminated wooden floor.

BEDROOM 2

11'4" x 7'1" (3.45m x 2.16m)
Having laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps and tiling around, whb and wc.

EXTERIOR FEATURES

Garden to rear.
Shed.

ESTIMATED ANNUAL RATES

£728.94 (AUG 2025)

