

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**  
32 Market Street Limavady BT49 0AA  
Tel. 028 7776 2558  
limavady@danielhenry.co.uk  
www.danielhenry.co.uk

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)



£95,000



FOR SALE

5 Brisland Road, Londonderry, BT47 3EA

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Large Garden
- Oil Fired Central Heating
- Good Parking Available
- In Need of Modernisation



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 32 Market Street Limavady BT49 0AA • 028 7776 2558





THE PROPERTY COMPRISES:

Description:

This semi detached house is sure to attract a-lot of interest. Nestled just off the main Clooney Rd, the house enjoys a private situation. Internally, the home requires modernisation whilst externally, there is a large side and rear garden.

Location:

Leaving Greysteel, travelling towards Derry along the Clooney Rd, take a left at the Longfield roundabout and then take immediate right into Brisland Rd. No. 5 is situated a short distance in this road on the left hand side.

Ground Floor Accommodation:

Hallway:

With under stair storage.

Lounge:

16'8" x 10'5" (5.1 x 3.2)  
With a brick fireplace with a Park Ray room heater (not tested) installed and a wooden over mantle and tiled hearth. Carpet flooring.

Kitchen

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Point for hob and oven. Cushion flooring.

Bedroom 1:

9'6" x 7'2" (2.9 x 2.2)  
Cushion flooring.

Bathroom:

6'6" x 6'6" (2.0 x 2.0)  
Consisting of an Low Flush W.C. , pedestal wash hand basin and an electric shower. Extractor fan. PVC panels on walls. Non slip cushion flooring.

First Floor Accommodation:

Bedoom 2:

14'1" x 8'6" (4.3 x 2.6)  
Built in wardrobe.

Bedroom 3:

9'10" x 7'10" (3.0 x 2.4)  
Built in wardrobe. Carpet flooring.

Exterior Features:

Private lane way leading up to the house. Enclosed small garden to the front. Larger garden laid in lawn to the side and the rear garden.

