

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£160,000

FOR SALE



17 Gortin Meadows, L'Derry, BT47 2TS

- END TOWNHOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC REAR DOOR
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING -

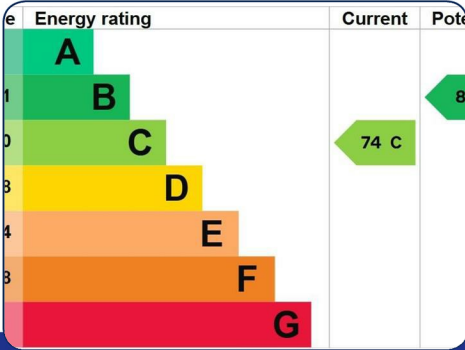
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



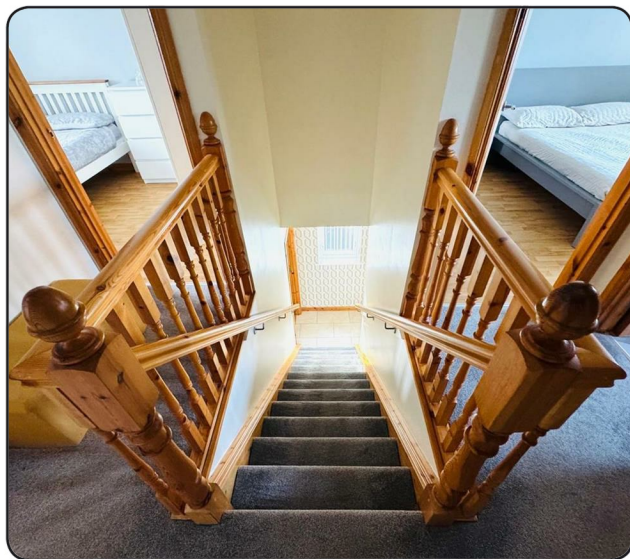
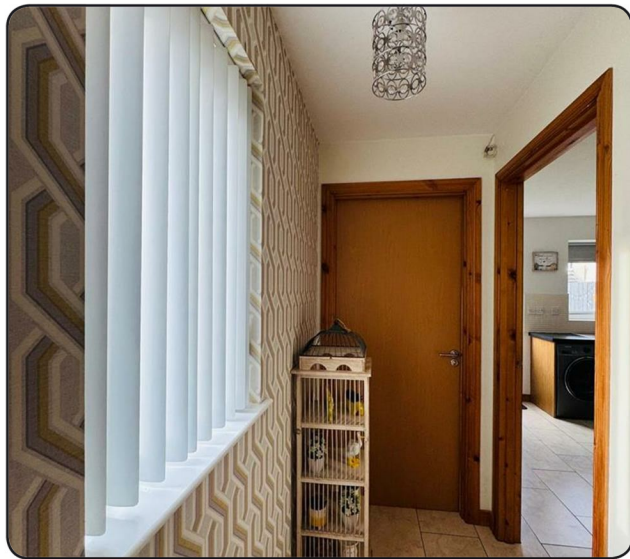
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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.
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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)





## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

15'6" x 11'5" (4.72m x 3.48m)

Having ornamental electric fireplace, storage cupboard, laminated wooden floor.

### REAR HALLWAY

Having tiled floor.

### KITCHEN

11'11" x 11'6" (3.63m x 3.51m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, integrated fridge / freezer, tiled floor. Ample dining space.

### GUEST WHB & WC

Having tiled floor.

## FIRST FLOOR

### LANDING

#### BEDROOM 1

12'1" x 8'8" (3.68m x 2.64m )

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

11'5" x 9'7" (3.48m x 2.92m)

Having laminated wooden floor.

#### BEDROOM 3

8'2" x 7'4" (2.49m x 2.24m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising walk in electric shower with PVC cladding to walls, whb set in vanity unit, wc, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front bordered by wall.

Enclosed neat lawn to rear.

Tarmac driveway.

Garden shed.

### ESTIMATED ANNUAL RATES

£874.73 (NOV 2025)

