

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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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.

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

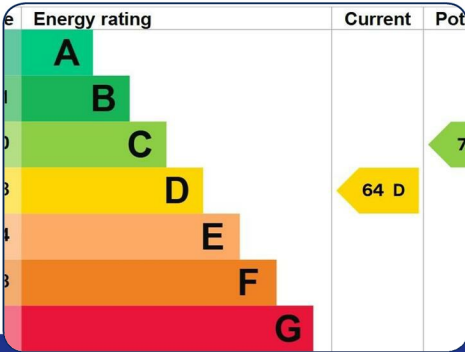
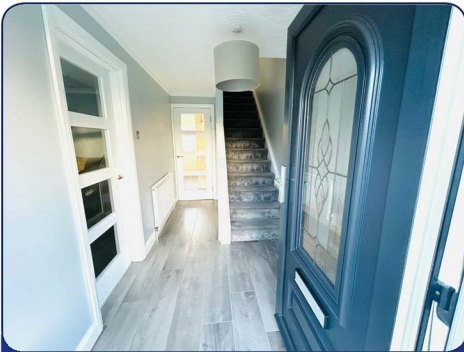
£129,950

FOR SALE

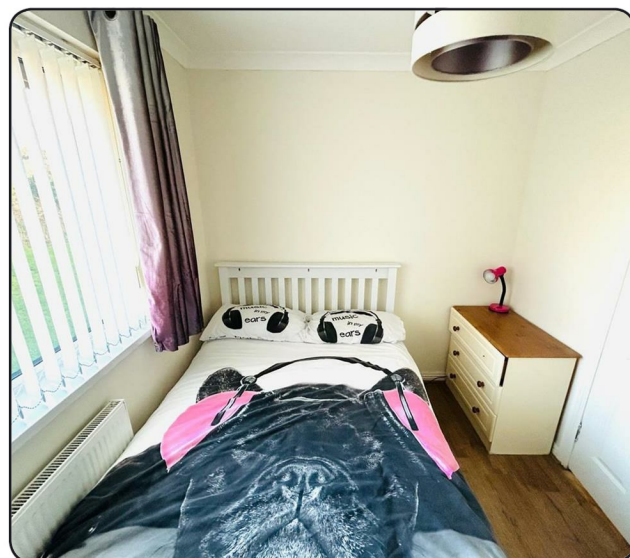


108 Primity Crescent, L'Derry, BT47 2RB

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- CONCRETE YARD
- UTILITY SHED
- EPC RATING -







## ACCOMMODATION

### HALLWAY

Having understairs storage, ceiling cornicing, tiled floor, glass door to Kitchen.

### LOUNGE

12'6" x 12'3" (3.81m x 3.73m)

Having fireplace, ceiling cornicing, laminated wooden floor.

### KITCHEN/DINING AREA

15'5" x 10'8" (4.70m x 3.25m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge/freezer.

### FIRST FLOOR

#### LANDING

Having hotpress and ceiling cornicing.

#### BEDROOM 1

12'3" x 10'2" (3.73m x 3.10m)

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

#### BEDROOM 2

12'3" x 11'2" wp (3.73m x 3.40m wp)

Having laminated wooden floor.

#### BEDROOM 3

8'9" x 7'5" (2.67m x 2.26m)

Having ceiling cornicing and laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over and tiling around, whb with mixer taps and tiling around, wc, tiled floor.

### EXTERIOR FEATURES

Pebbled area to front enclosed by wall.

Concrete yard to rear enclosed by double gates.

Outside light and tap.

Garden shed.

Utility shed with light and power points.

### ESTIMATED ANNUAL RATES

£641.47 (NOV 2025)

