

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel Henry**  
ESTATE AGENTS

£152,250



245 Gortin Meadows, L'Derry, BT47 2UB

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

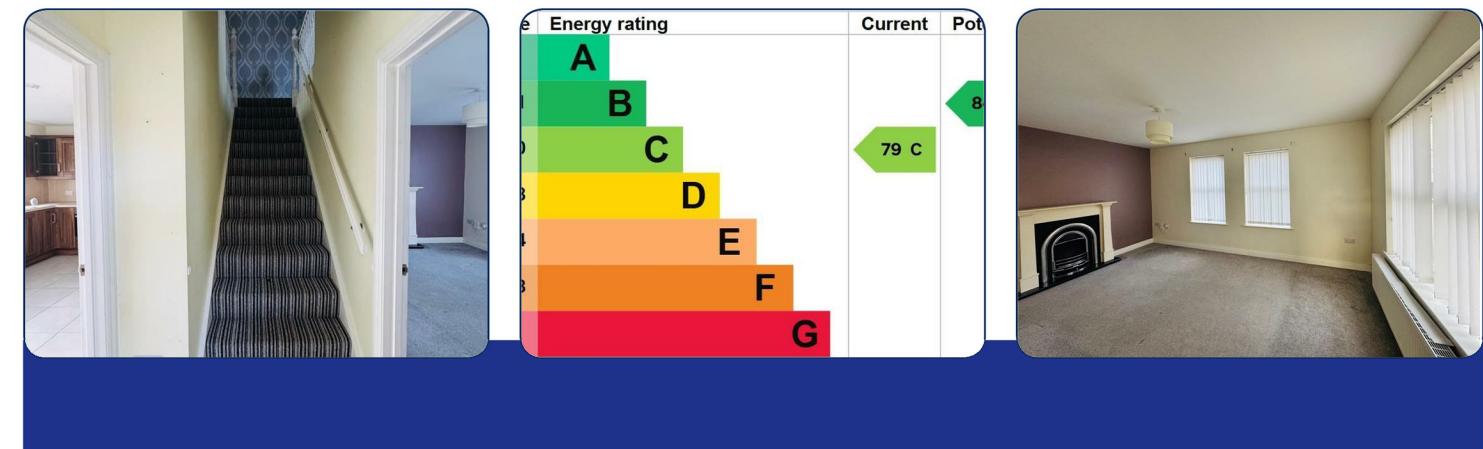


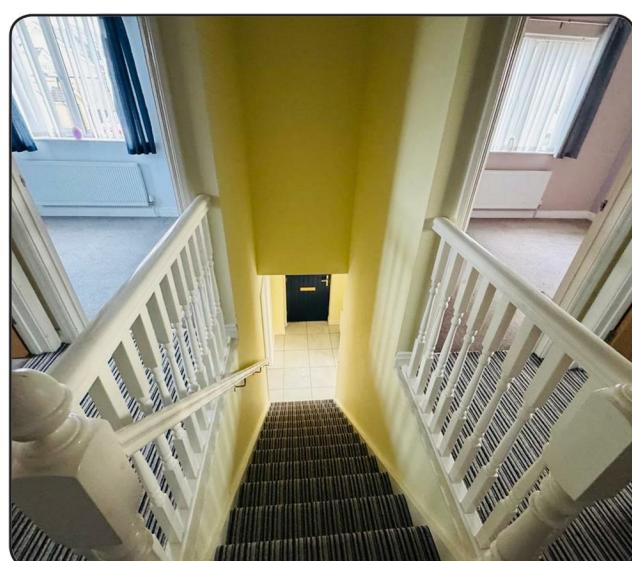
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- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- PROVISION FOR GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- GARDEN TO FRONT
- CONCRETE YARD TO REAR
- EPC RATING -
- SOLD AS SEEN





## ACCOMMODATION

### HALLWAY

Having tiled floor.

### LOUNGE

15'7" x 11'5" (4.75m x 3.48m)

Having ornamental fireplace and dual aspect.

### KITCHEN/DINING AREA

15'5" x 12' (4.70m x 3.66m)

Having eye and low level units, tiling between units, hob, underoven, stainless steel extractor hood, integrated washing machine and fridge/freezer, ample dining space with patio doors to rear, tiled floor.

### GUEST WHB & WC

Having tiled floor.

### FIRST FLOOR

#### LANDING

Having airing cupboard.

#### MASTER BEDROOM

11'11" x 8'8" (3.63m x 2.64m)

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

#### BEDROOM 2

11'5" x 7'7" (3.48m x 2.31m)

#### BEDROOM 3

7'9" x 7'7" into wardrobe (2.36m x 2.31m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors.

#### BATHROOM

Comprising bath with shower fitting to taps and tiling around, shower screen, whb and wc, tiled floor.

#### EXTERIOR FEATURES

Garden to front.

Concrete yard to rear.

Communal parking to rear.

#### ESTIMATED ANNUAL RATES

£874.73 (JAN 2026)

