

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£100,000

FOR SALE



192 Berryhill Road, Donemana, BT82 0JB

- DETACHED COTTAGE WITH OUTBUILDINGS
- CASH BUYERS ONLY
- REQUIRES MODERNISATION
- PLUMBED FOR OIL FIRED CENTRAL HEATING
- GENEROUS SITE
- CELLAR
- EPC RATING

VIEWING STRICTLY BY APPOINTMENT ONLY

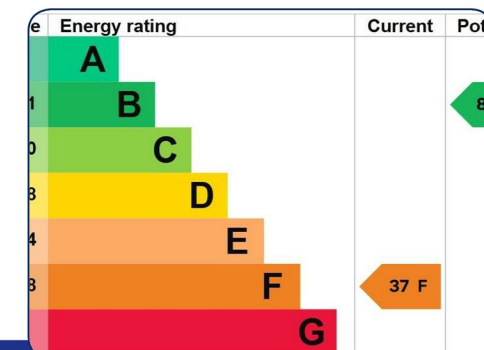
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel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

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THE PROPERTY COMPRISES:

LOUNGE

14'5" x 13'4" (4.39m x 4.06m)
Having ornamental fireplace.

KITCHEN

10'6" x 8'2" (3.20m x 2.49m)
Having eye and low level units, double drainer stainless steel sink unit with mixer taps, plumbed for washing machine, wired for cooker, tiled walls and floor.

BEDROOM 1

13' x 8'8" (3.96m x 2.64m)
Having fireplace. Connecting to bedroom 2.

BEDROOM 2

13' x 6'2" (3.96m x 1.88m)

BEDROOM 3

14'9" x 9'7" (4.50m x 2.92m)

SHOWER ROOM

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

EXTERIOR FEATURES

Generous plot with range of outbuildings and cellar.

ESTIMATED ANNUAL RATES

£758.10 (FEB 2026)

