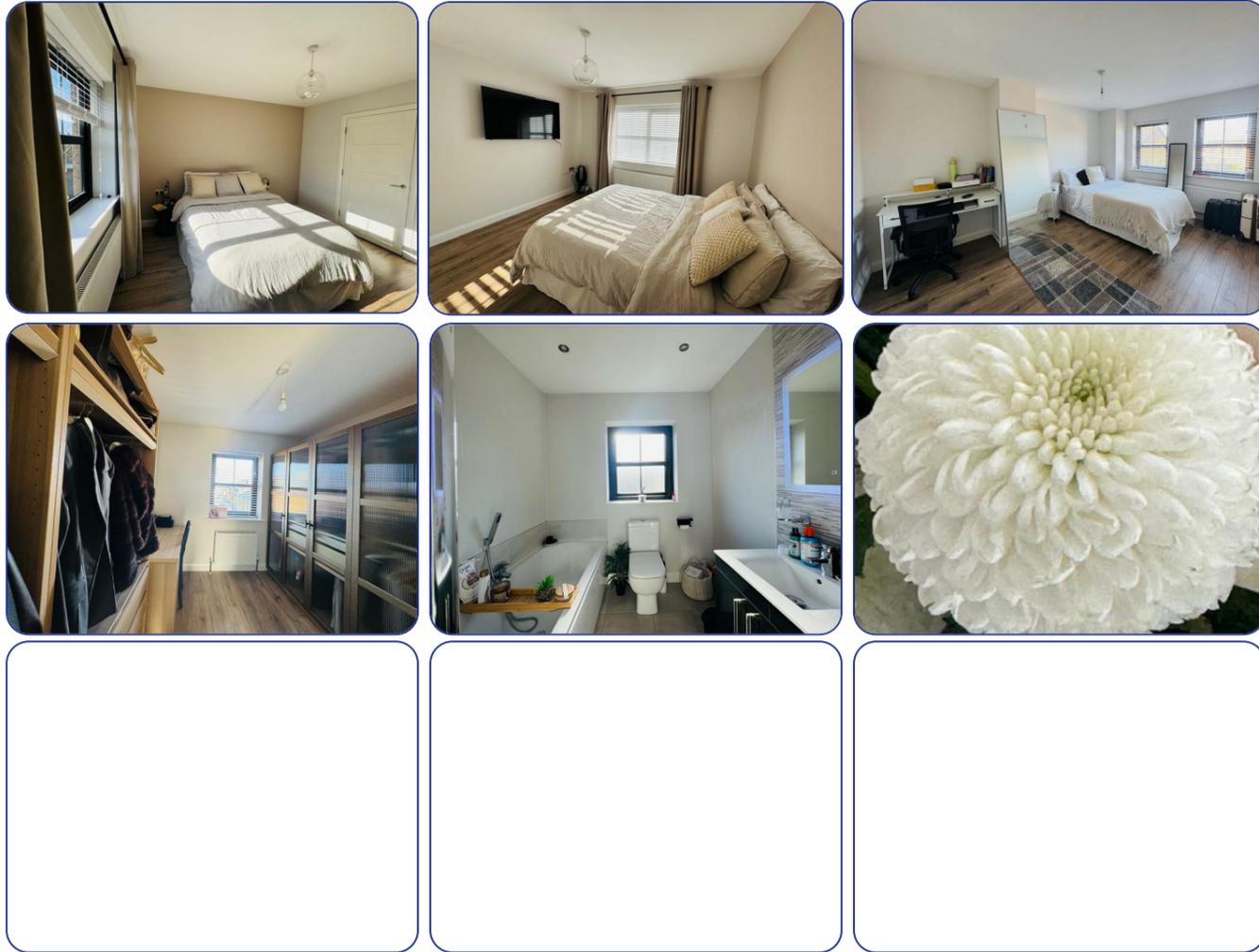


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 02871347539  
 waterside@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.

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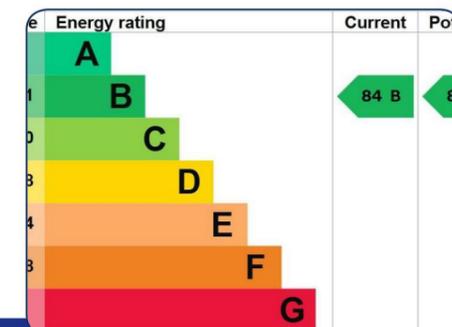
£205,000

**FOR SALE**



**15 Bracken Gate, Strabane, BT82 8FE**

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT & REAR
- TARMAC DRIVEWAY
- EPC RATING - B



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## ACCOMMODATION

### HALLWAY

Having recessed lighting and laminated wooden floor.

### GUEST WHB & WC

Having recessed lighting and tiled floor.

### LOUNGE

15'4" x 11'7" wp (4.67m x 3.53m wp)

Having multi fuel stove set on granite hearth with tiled inset, laminated wooden floor.

### KITCHEN/DINING AREA

15'8" x 11'7" (4.78m x 3.53m)

Having range of eye and low level modern units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer and dishwasher, centre island with storage under and breakfast bar, recessed lighting, laminated wooden floor, French doors to rear.

### UTILITY ROOM

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, laminated wooden floor.

## FIRST FLOOR

### LANDING

Having recessed lighting and laminated wooden floor.

### MASTER BEDROOM

11'10" x 11'6" (3.61m x 3.51m)

Having large walk in wardrobe, laminated wooden floor.

### BEDROOM 2

15'4" x 11'6" wp (4.67m x 3.51m wp)

Having laminated wooden floor.

### BEDROOM 3

10'2" x 8'8" (3.10m x 2.64m)

### BATHROOM

Comprising bath with hand shower attachment to taps, fully tiled walk in shower, whb set in vanity unit, wc, recessed lighting, tiled floor.

## EXTERIOR FEATURES

Neat lawn to front.

Lawn to rear bordered by fence and enclosed by gate.

Tarmac driveway.

## ESTIMATED ANNUAL RATES

£1108.00 (MARCH 2026)

