

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£105,000

**FOR SALE**



**2 Church View, Donemana, BT82 8BU**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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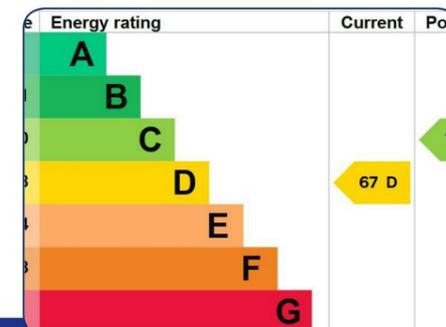
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- EPC RATING - D

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having laminated wooden floor.

#### LOUNGE

16'4" x 9'9" (4.98m x 2.97m)

Having tiled fireplace.

#### KITCHEN/DINING AREA

16'10" x 10' (5.13m x 3.05m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, plumbed for washing machine, wired for cooker, extractor hood, hotpress.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10' x 8'8" (3.05m x 2.64m)

Having built in wardrobe.

#### BEDROOM 2

10'2" x 6'9" (3.10m x 2.06m)

Having built in wardrobe.

#### BEDROOM 3

9'9" x 9'9" wp (2.97m x 2.97m wp)

#### SHOWER ROOM

Comprising walk in electric shower with tiling around, whb with mixer taps, wc.

### EXTERIOR FEATURES

Garden to front.

Garden to rear.

Parking to rear.

Concrete shed and boiler house.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£933.00 (MARCH 2026)

