

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£120,000

**FOR SALE**



**4 Kavanagh Court, Derry, BT48 0PN**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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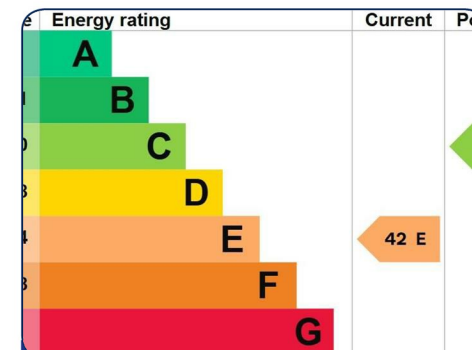
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PAVED YARD TO FRONT & REAR
- EPC RATING -



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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.
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### VESTIBULE PORCH

Having wood panelled walls and wooden ceiling.

#### LOUNGE

17'9" x 14'8" wp (5.41m x 4.47m wp)

Having attractive fireplace, ceiling cornicing, recessed lighting, understairs storage, wooden floor.

#### KITCHEN/DINING AREA

17'9" x 15'5" wp (5.41m x 4.70m wp)

Having eye and low level units, matching window pelmet, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated hob, extractor hood, oven, plumbed for washing machine and dishwasher, ceiling cornicing, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress, built in storage with sliding mirrored doors.

#### BEDROOM 1

11'7" x 10'3" (3.53m x 3.12m)

Having ceiling cornicing and laminated wooden floor.

#### BEDROOM 2

9'9" x 9'8" (2.97m x 2.95m)

Having wall to wall built in wardrobes with sliding mirrored doors, ceiling cornicing and laminated wooden floor.

#### BEDROOM 3

8'7" x 7'3" (2.62m x 2.21m)

Having ceiling cornicing and laminated wooden floor.

#### BATHROOM

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

#### EXTERIOR FETAURES

Paved area to front enclosed by wall and gate.

Paved yard to rear enclosed by wall and gate.

Access to mews.

#### ESTIMATED ANNUAL RATES

£875.00 (MARCH 2026)

