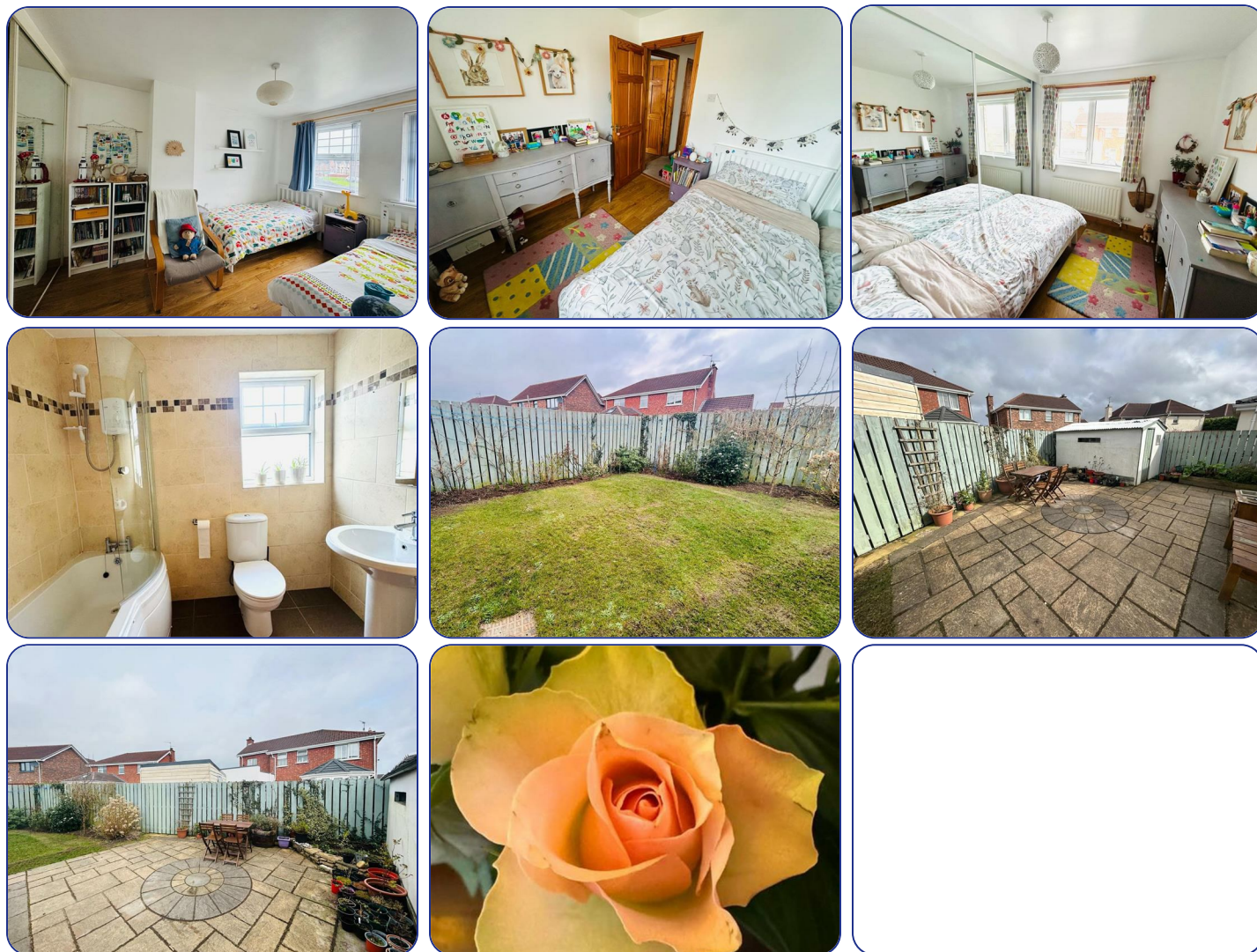


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
cityside@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.

www.danielhenry.co.uk
www.propertypal.com

Daniel
Henry
 ESTATE AGENTS

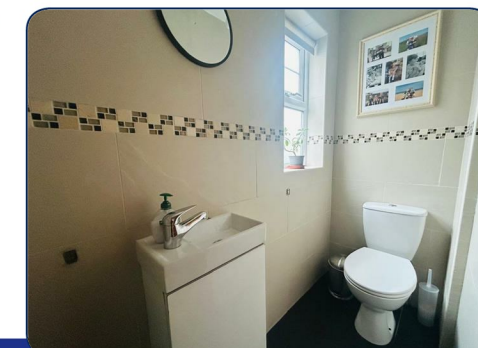
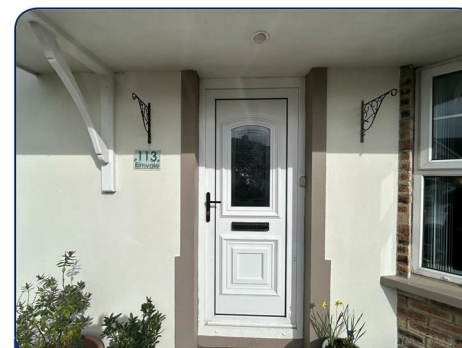
£240,000

FOR SALE

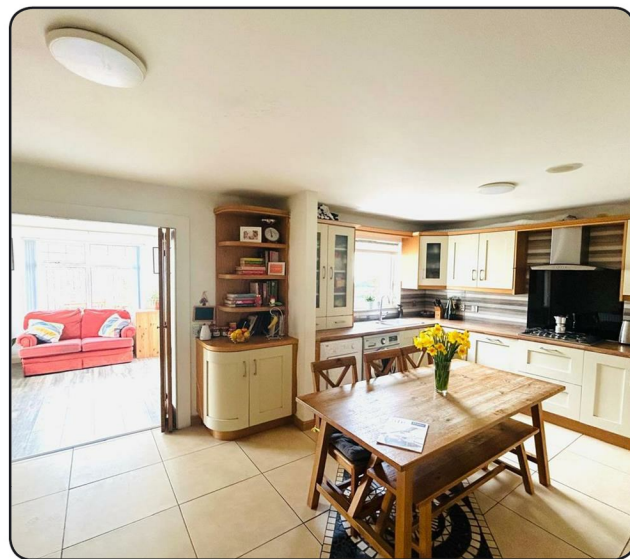
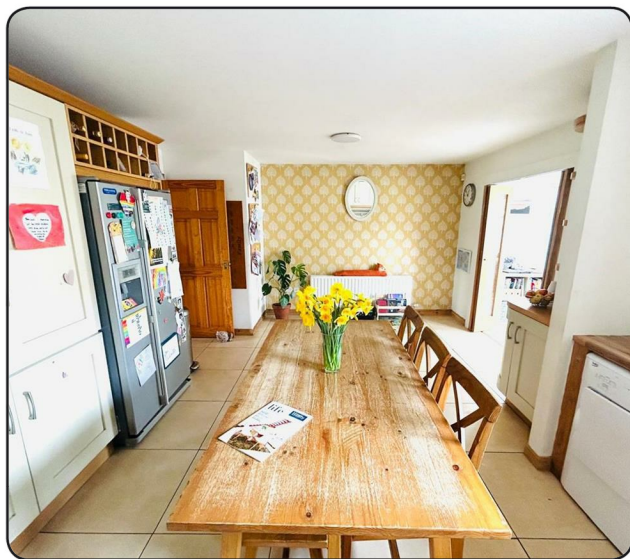


113 Elmvale, L'Derry, BT48 8SL

- SEMI DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- TARMAC DRIVEWAY
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard and tiled floor.

GUEST WHB & WC

Having whb set in vanity unit, wc, tiled floor.

LOUNGE

19'6" x 13' into bay (5.94m x 3.96m into bay)
Having magnificent fireplace with multi fuel stove set on granite hearth, semi-solid wooden floor.

KITCHEN/DINING AREA

20' x 13'3" (6.10m x 4.04m)
Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, oven, integrated dishwasher, space for fridge/freezer, plumbed for washing machine, space for tumble dryer, ample dining space, tiled floor.

SUN ROOM

11'4" x 9'10" (3.45m x 3.00m)
Having recessed lighting, laminated wooden floor, French doors to side.

FIRST FLOOR

BEDROOM 1

14'10" x 9'10" into wardrobe (4.52m x 3.00m into wardrobe)
Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 2

15'4" x 9'8" into wardrobe (4.67m x 2.95m into wardrobe)
Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BEDROOM 3

10'6" x 9'9" wp (3.20m x 2.97m wp)
Having built in wardrobe, laminated wooden floor.

BEDROOM 4

9'10" x 8'8" (3.00m x 2.64m)
Having wall to wall built in wardrobes with sliding mirrored doors, laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, fully tiled walls and floor.

EXTERIOR FEATURES

Paved patio area to rear leading to neat lawn.
Enclosed to rear by fence and gate.
2 sheds.
Outside lighting to rear.
Tarmac driveway.

ESTIMATED ANNUAL RATES

£1458.00 (MARCH 2026)

