

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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 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.

£170,000

3 Knockwellan Park, L'Derry, BT47 2JB

- MID TERRACE HOUSE
- 3 BEDROOM/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux & garage)
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- DRIVEWAY
- GARAGE
- SOLD AS SEEN

Energy rating	Current	Potential
A		
B		
C		
D		
E		
F	26 F	50
G		



ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having cloaks cupboard and downstairs storage.

LOUNGE

17' x 11'3" (5.18m x 3.43m)

Having tiled fireplace with gas inset, patio doors to Conservatory.

CONSERVATORY

7'5" x 7'2" (2.26m x 2.18m)

Having tiled floor.

KITCHEN

11'2" x 9'11" (3.40m x 3.02m)

Having eye and low level units, tiling between units, double drainer stainless steel sink unit, wired for cooker, plumbed for washing machine, space for tumble dryer, tiled floor.

REAR HALLWAY

Having burner store and tiled floor.

GUEST WHB & WC

DINING AREA

10'8" x 7'8" (3.25m x 2.34m)

FIRST FLOOR

LANDING

Having window and hotpress.

BEDROOM 1

11' x 7'8" (3.35m x 2.34m)

Having double built in wardrobe, wall to wall built in wardrobes with sliding mirrored doors.

BEDROOM 2

11'2" x 9'11" (3.40m x 3.02m)

Having double built in wardrobes, shelves and cupboard.

BEDROOM 3

10'7" x 8'5" (3.23m x 2.57m)

Having built in headboard with cupboards over, lockers, built in drawers, built in wardrobe with sliding mirrored doors.

SHOWER ROOM

Comprising fully tiled walk in shower, whb set in vanity unit, wc.

INTEGRAL GARAGE

16'2" x 8'4" (4.93m x 2.54m)

Having electric roller door, light and power points.

EXTERIOR FEATURES

Lawn to rear leading to lower garden.

Driveway to side.

ESTIMATED ANNUAL RATES

£1108.00 (MARCH 2025)

