

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£80,000

FOR SALE



62 Bonds Street, L'Derry, BT47 6EG

VIEWING STRICTLY BY APPOINTMENT ONLY

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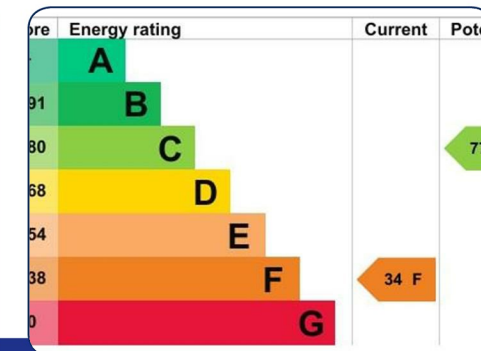
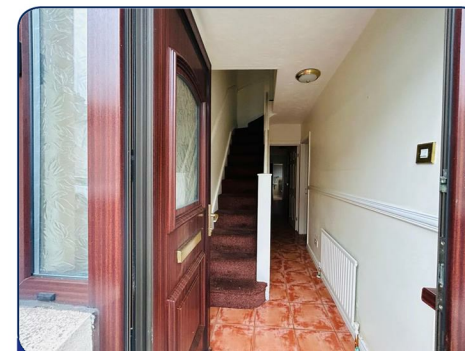
- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO REAR
- EPC RATING - F
- CASH OFFERS ONLY
- SOLD AS SEEN

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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.
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5. Any areas, measurements or distances referred to herein are approximate only.
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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.
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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having cloaks cupboard and tiled floor.

LOUNGE

18'11" x 11' 10" wp (5.77m x 3.35m 3.05m wp)

Having laminated wooden floor.

KITCHEN

18'11" x 8' 11" (5.77m x 2.44m 3.35m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for washing machine, wired for cooker, extractor fan, hotpress with storage over and tiled floor.

REAR HALLWAY

Having storage cupboard and tiled floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb with mixer taps, wc, chrome towel rail, fully tiled walls, tiled floor.

FIRST FLOOR

BEDROOM 1

13'2" x 9'9" (4.01m x 2.97m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 2

9'5" x 8' (2.87m x 2.44m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

6'2" x 5'10" into wardrobe (1.88m x 1.78m into wardrobe)

Having built in wardrobe and laminated wooden floor.

EXTERIOR FEATURES

Yard to rear.

Access to mews.

ESTIMATED ANNUAL RATES

£598.00 (APRIL 2026)

