

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT 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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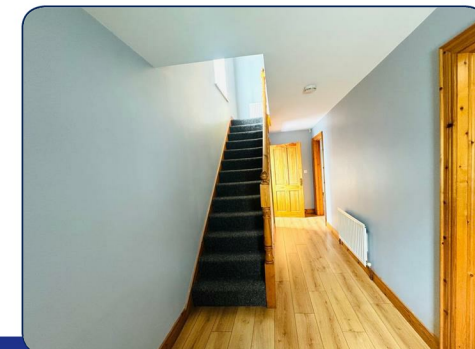
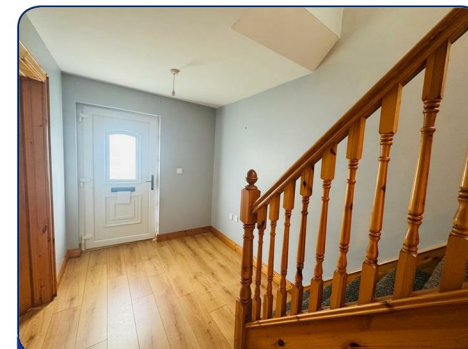
£145,000

FOR SALE

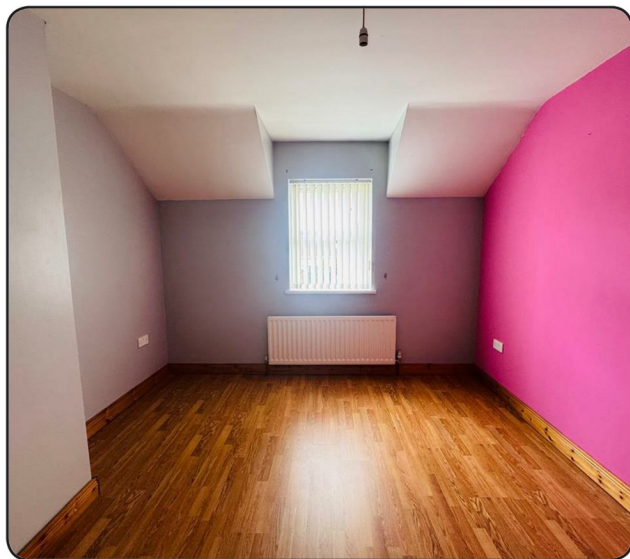


42 Elm Wood Green, Castlederg, BT81 7GZ

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

LOUNGE

15' x 11'7" wp (4.57m x 3.53m wp)
Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA

13'10" x 12'11" (4.22m x 3.94m)
Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, space for fridge / freezer, dining space, French doors leading to rear lawn.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'7" x 11'8" (3.84m x 3.56m)
Having laminated wooden floor.

EN-SUITE

Comprising walk in shower, whb and wc.

BEDROOM 2

12'10" x 11'1" wp (3.91m x 3.38m wp)
Having laminated wooden floor.

BEDROOM 3

8'1" x 7'4" (2.46m x 2.24m)
Having laminated wooden floor.

BATHROOM

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

EXTERIOR FEATURES

Lawn to rear.
Tarmac driveway to side.

ESTIMATED ANNUAL RATES

£888.96 (MARCH 2025)

