

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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

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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.
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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.

Daniel
Henry
ESTATE AGENTS

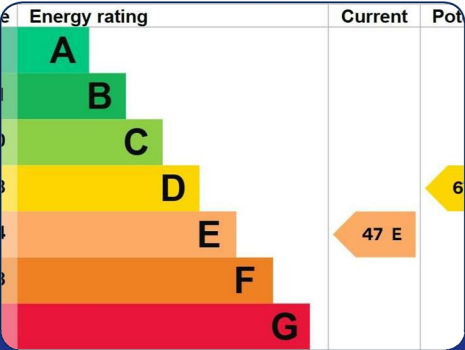
£200,000

FOR SALE

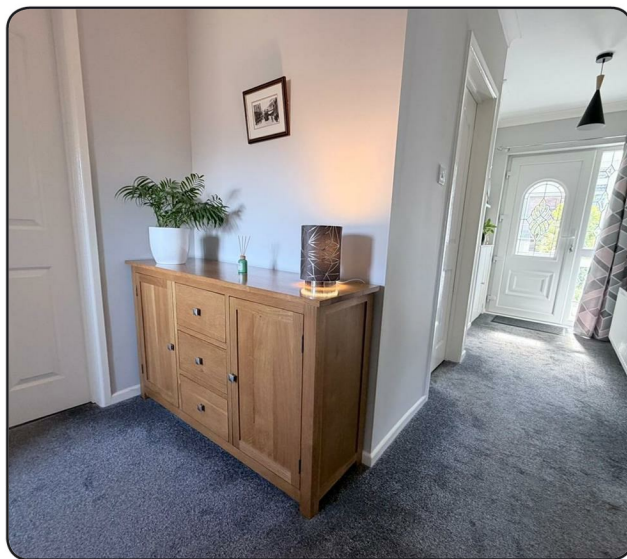
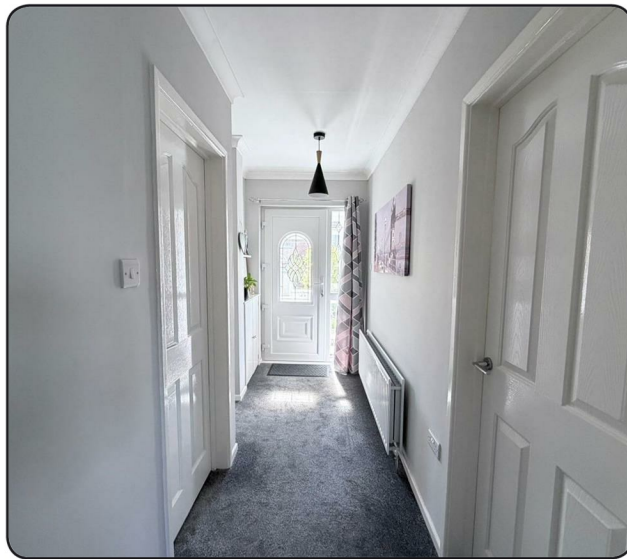


9 Laurel Park, L'Derry, BT47 5PL

- SEMI DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC EXTERIOR DOORS
- LAWN TO REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING - E



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ACCOMMODATION

PORCH

Having tiled floor.

HALLWAY

Having storage cupboard.

LOUNGE

16'8" x 11'11" (5.08m x 3.63m)

Having electric wall mounted fireplace.

KITCHEN

13'9" x 8'7" (4.19m x 2.62m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, breakfast bar, space for fridge/freezer, tiled floor.

UTILITY PORCH

Plumbed for washing machine, space for tumble dryer, tiled floor.

BEDROOM 1

13'9" x 8'11" (4.19m x 2.72m)

Having door leading to Dressing room.

DRESSING ROOM/BEDROOM 3

10'11" x 6'7" (into built in wardrobe). (3.35m x 2.03m (into built in wardrobe).)

Having double built in wardrobe.

BEDROOM 2

10'4" x 8'10" (3.15m x 2.69m)

BATHROOM

Comprising bath with mixer taps and tiling around, whb set in vanity unit, wc, tiled floor.

EXTERIOR FEATURES

Front stocked with mature shrubs and plants and bordered by wall.

Rear lawn enclosed by fence and gate.

Tarmac driveway.

GARAGE

20'7" x 12' (6.27m x 3.66m)

Having up and over door, side window and door, light and power points.

ESTIMATED ANNUAL RATES

£1099.00 (MAY 2026)

