

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£165,000

FOR SALE



44 Clanna Rury, L'Derry, BT47 4FB

- SEMI-DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- LAWN TO REAR.
- EPC -

VIEWING STRICTLY BY APPOINTMENT ONLY

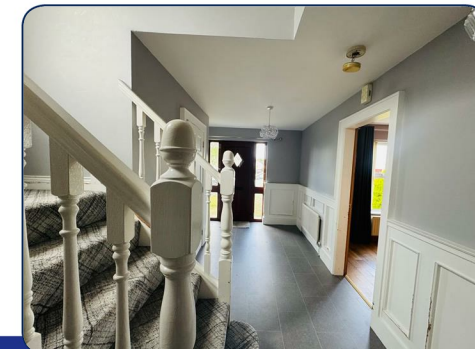
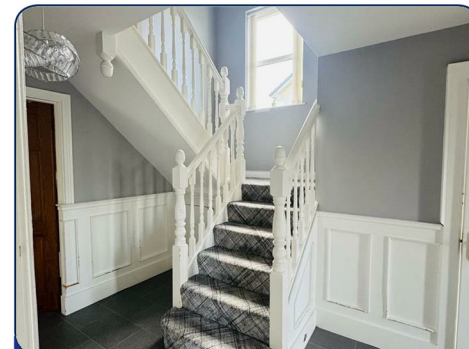
Agent:

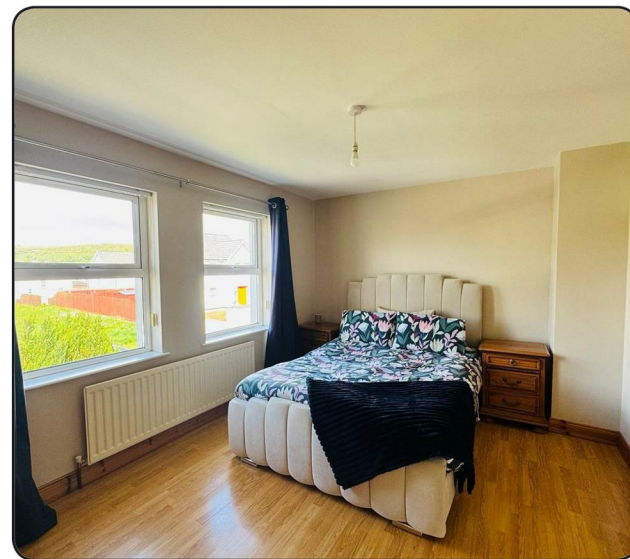
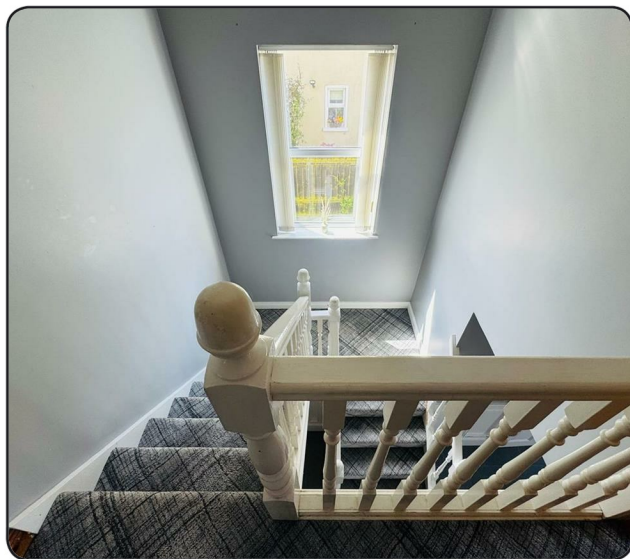
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Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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





ACCOMMODATION

ENTRANCE HALLWAY

Having tiled floor, half height wood panelling to walls, understair storage

GUEST TOILET

Comprising wash hand basin & WC, half tiled walls, tiled floor.

LOUNGE

14'5" x 13'8" (4.39m x 4.17m)

Having semi solid wooden floor, fireplace

KITCHEN

18'9" x 10'11" (5.72m x 3.33m)

Having eye and low level units, hob, under oven, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for dishwasher, space for fridge/freezer, tiling between units, tiled floor, ample dining space with French doors to rear.

UTILITY ROOM

Having low level units with sink, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress

MASTER BEDROOM

13'8" x 10'7" (4.17m x 3.23m)

Having laminate wooden floor

EN-SUITE

Comprising fully tiled walk in electric shower, WHB, WC, half tiled walls, tiled floor.

BEDROOM (2)

10'5" x 10'3" (3.18m x 3.12m)

Having laminate wooden floor

BEDROOM (3)

10'11" x 7'9" (3.33m x 2.36m)

Having laminate wooden floor

BEDROOM (4)

10'11" x 7'5" (3.33m x 2.26m)

Having laminate wooden floor

BATHROOM

Comprising bath, WHB, WC, tiled walk in shower, half tiled walls, tiled floor

EXTERIOR FEATURES

Yard to rear

ESTIMATED ANNUAL RATES:

£1282 (May 2026)

