

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£120,000

FOR SALE



34 Bann Drive, L'Derry, BT47 2HN

VIEWING STRICTLY BY APPOINTMENT ONLY

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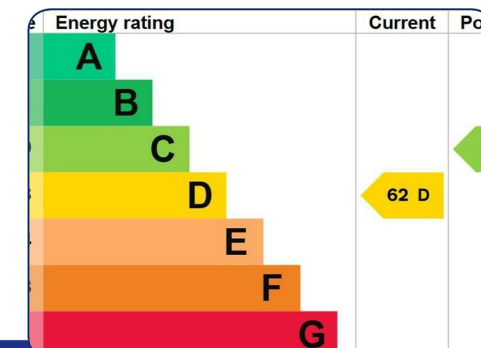
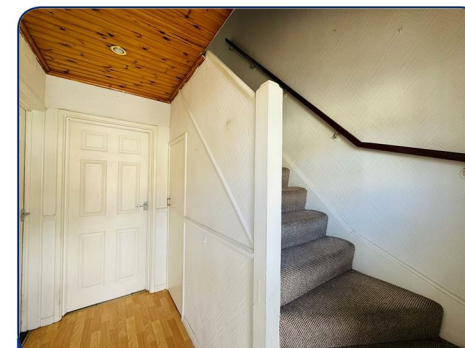
- MID TERRACE HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PVC FASCIA
- LAWN TO REAR WITH ACCESS
- EPC RATING -

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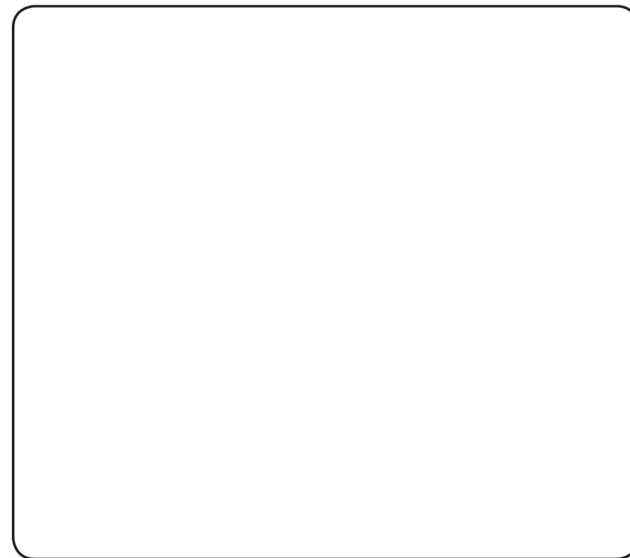
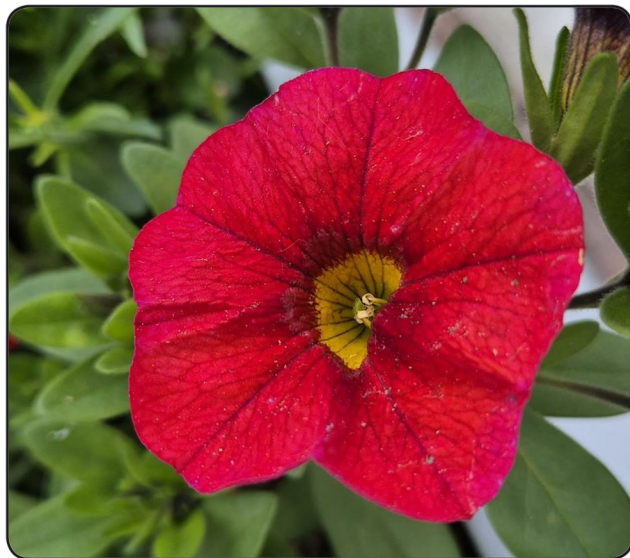
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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**ACCOMMODATION**

**HALLWAY**

Having downstairs storage, wooden ceiling with recessed lighting, laminated wooden floor.

**LOUNGE**

18'6" x 9'6" wp (5.64m x 2.90m wp)  
Having laminated wooden floor.

**KITCHEN**

9'5" x 7'11" (2.87m x 2.41m)  
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, space for fridge/freezer, tiled floor.

**FIRST FLOOR**

**LANDING**

Having wooden ceiling with recessed lighting.

**BEDROOM 1**

11' x 8'11" (3.35m x 2.72m)  
Having double built in wardrobe and hotpress.

**BEDROOM 2**

10' x 9'8" (3.05m x 2.95m)

**BATHROOM**

Comprising bath with electric shower over, shower screen, whb and wc, partly tiled walls, wooden ceiling with recessed lighting.

**EXTERIOR FEATURES**

Lawn to rear with access.

**ESTIMATED ANNUAL RATES**

£721.00 (MAY 2026)