

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£140,000

FOR SALE



23 Foyleview Manor, Carrigans,

- DETACHED 4 BEDROOM HOUSE
- 2 RECEPTION ROOMS
- MASTER BEDROOMS WITH ENSUITE
- PINE DOORS, ARCHITRAVE AND SKIRTING THROUGHOUT
- OIL FIRED CENTRAL HEATING
- GARDEN TO FRONT LAID IN LAWN
- ENCLOSED REAR GARDEN LAID IN LAWN WITH DECKED AREA
- AWAITING BER



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:



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 comprises of;

Entrance Hall.

Lounge 19'7" x 12'7" having marble fireplace.

Family Room 14'5" x 11'7" having double doors leading to;

Kitchen / Dining 22'8" x 11'3" having a range of eye and low level units, some glazed, 1 1/2 stainless steel bowl, hob, stainless steel extractor fan, integrated dishwasher, integrated fridge freezer, wine rack, downlighters, tiling between units, ample dining area, tiled floor, French doors to rear garden.

Utility Room having eye and low level units, stainless steel bowl, plumbed for washing machine, tiling between units, tiled floor, separate wc, whb, fully tiled walls, tiled floor.

First Floor

Landing having hot press.

Bedroom (1) 14'8" x 12'7" (wp) having wooden floor.

Ensuite comprising of wc, whb, walk in shower, fully tiled walls and tiled floor.

Bedroom (2) 11'7" x 11'5" having wooden floor.

Ensuite comprising of wc, whb, walk in shower, fully tiled walls and tiled floor.

Bedroom (3) 11'7" x 11'3" (wp) having wooden floor.

Bedroom (4) 12'7" x 12' having wooden floor.

Bathroom comprising of jacuzzi bath, wc, whb, walk in shower, fully tiled, tiled walls and tiled floor.

