

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£230,000

FOR SALE



66 Duncastle Road, Newbuildings, Derry/Londonderry,

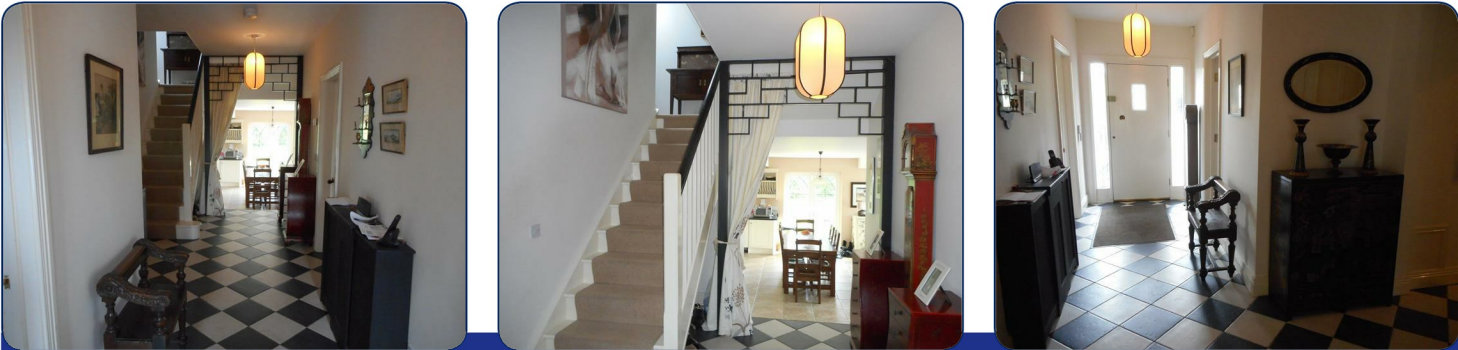
- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRENCH DOORS TO REAR
- SECURITY SYSTEM INSTALLED
- AWAITING EPC

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.
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 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.



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ACCOMMODATION

HALLWAY

Having tiled floor

DOWNSTAIRS WHB & WC

Having WC, WHB and tiled floor

LOUNGE

15'4" x 11'8" (to widest points) (4.67m x 3.56m (to widest points))

Having fireplace.

DINING ROOM

12'4" x 11' (3.76m x 3.35m)

Having laminated wooden floor.

FAMILY ROOM

15'5" x 11'10" (4.70m x 3.61m)

Having eye and low level units, laminated wooden floor.

UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for a washing machine, tiled floor

KITCHEN

27'5" x 17'6" (8.36m x 5.33m)

Having range of units, granite worktop, New World cooking centre, stainless steel extractor hood, Belfast sink, open plate rack, integrated fridge freezer and dishwasher, centre island with storage under, ample dining space, tiled floor, french doors to rear.

FIRST FLOOR

LANDING Having hotpress and storage cupboard, walk in storage.

MASTER BEDROOM (1)

25'2" x 13'4" (7.67m x 4.06m)

Having church window over looking lawn.

EN SUITE

Comprising walk in shower, WHB, WC, part wall tiling, tiled floor.

BEDROOM (2)

15' x 11'112 (to widest points) (4.57m x 3.35m (to widest points))

BEDROOM (3)

12'4" x 10'7" (3.76m x 3.23m)

BEDROOM (4)

15'5" x 11'9" (4.70m x 3.58m)

BATHROOM

Comprising claw foot bath. double Wash hand basins, high flush toilet, walk in shower, tiled floor, recessed lighting.

EXTERIOR FEATURES

Private lawn to rear bordered by fence and mature trees

Paved patio area

Drive through car port including roller door to front

Light

