

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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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

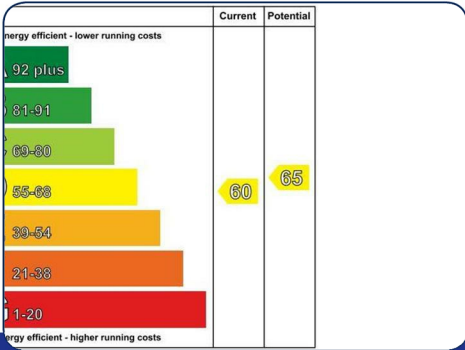
£195,000

**FOR SALE**



**5 Ballybeeney Road, Strabane, BT82 0DF**

- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CARPETS INCLUDED IN SALE
- DETACHED GARAGE
- SOLID INTERIOR DOORS
- EXCELLENT VIEWS OVER DONEGAL , COUNTRYSIDE & RIVER FOYLE
- EPC RATING D



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## ACCOMMODATION

### HALLWAY

Having understairs storage, 2 cloakscupboards, hotpress, recessed lighting and oak floor. Toilet and whb off.

### LOUNGE

16'11" x 11'8" (to widest points) (5.16m x 3.56m (to widest points))

Having attractive fireplace and ceiling cornicing.

### KITCHEN / DINING AREA

24' x 10'9" (7.32m x 3.28m)

Having range of eye and low level units, matching pelmet over window with under lighting, matching mantle over cooking centre, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated dishwasher and fridge, glazed display shelves with matching dresser, tiling between units, ample dining space, wooden floor.

### UTILITY ROOM

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

### BEDROOM 3

13'6" x 10'9" (4.11m x 3.28m)

### BATHROOM

Comprising bath with telephone hand shower attachment to taps, walk in shower, walnut vanity unit, wc.

## FIRST FLOOR

### LANDING

### MASTER BEDROOM

14'3" x 10'8" (4.34m x 3.25m)

Having built in wardrobe with sliding mirrored doors. Plumbing for En-Suite.

### BEDROOM 2

16'1" x 10'3" (4.90m x 3.12m)

### STUDY

10'8" x 5'1" (3.25m x 1.55m)

### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

## EXTERIOR FEATURES

GARAGE 19'4" x 16' Having roller door, light and power points, side window and door, fixed wall units.

Neat lawn to front stocked with plants and shrubs.

Paved patio area to rear.

