

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£180,000

FOR SALE



36 Ballyarnett Village, Derry / Londonderry, BT48 8SB

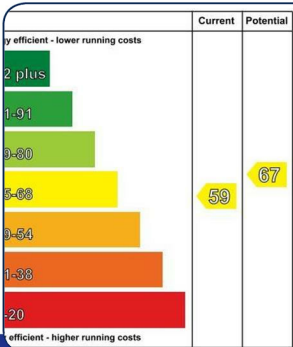
- DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & PATIO DOORS
- CUL-DE-SAC LOCATION
- BLINDS INCLUDED IN SALE
- GARDENS TO FRONT, SIDE & REAR
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

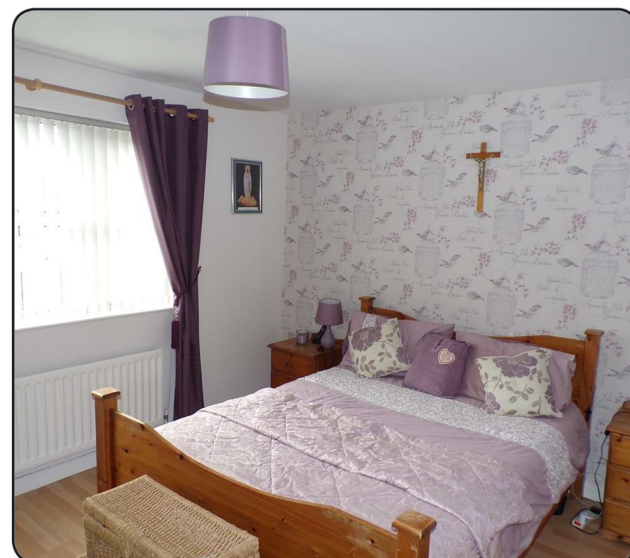
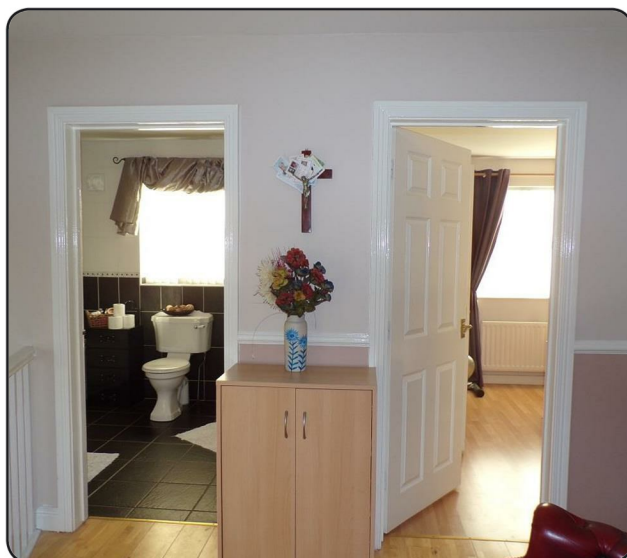
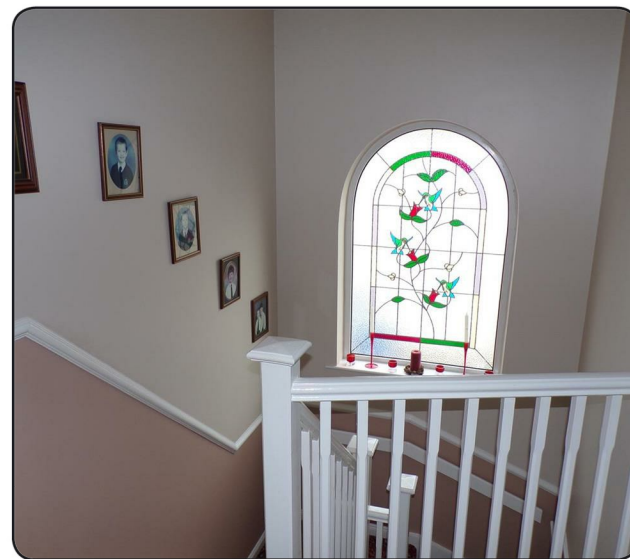
Agent:



- 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.



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ACCOMMODATION

HALLWAY

Having understairs storage and wooden floor. Toilet and whb off having half height wooden panelled walls, tiled floor.

LOUNGE

19'5" x 13' (into bay) (5.92m x 3.96m (into bay))

Having attractive fireplace with back boiler, ceiling cornicing and centre rose, wooden floor.

KITCHEN / DINING AREA

23'10" x 9'8" (7.26m x 2.95m)

Having range of eye and low level units with concealed lighting under, single drainer stainless steel sink unit with mixer taps, integrated dishwasher, Leisure cooking centre with extractor canopy over, Beko American style fridge / freezer, movable centre island, storage under and breakfast bar, tiled floor, ample dining space with patio doors leading to garden, recessed lighting.

FIRST FLOOR

LANDING

Having arch window, hotpress and laminated wooden floor.

BEDROOM 1

13' x 11' (3.96m x 3.35m)

Having walk in wardrobe, laminated wooden floor and door leading to bathroom.

BEDROOM 2

12'5" x 9'9" (3.78m x 2.97m)

Having laminated wooden floor.

BEDROOM 3

11'1" x 10'8" (3.38m x 3.25m)

Having laminated wooden floor.

BATHROOM

Comprising Jacuzzi style bath, walk in electric shower, whb vanity unit, wc, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawns to front, side and rear.

Paved patio area.

Boiler house.

Tarmac driveway.

Garden shed with light and power points, plumbed for washing machine.

