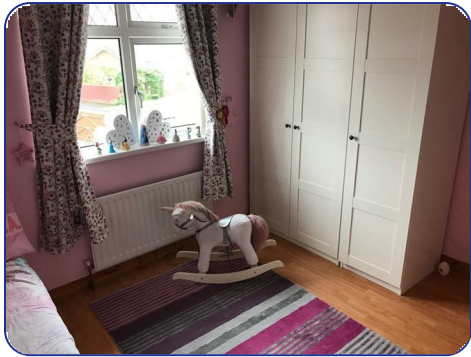


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel**  
**Henry**  
ESTATE AGENTS

£135,000

**FOR SALE**



**28 Templetown Park, Derry/Londonderry, BT47 6TZ**

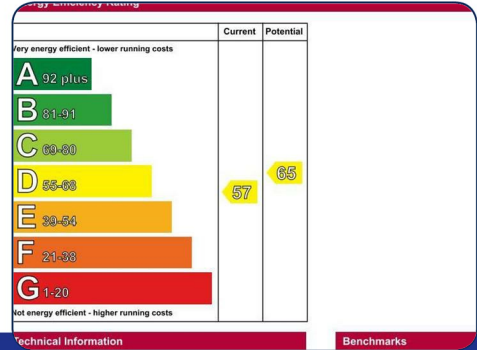
**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** **Daniel Henry (Waterside)**  
34 Spencer Road, Londonderry BT47 6AA  
Tel. 02871347539  
waterside@danielhenry.co.uk  
www.danielhenry.co.uk

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, REAR AND PATIO DOORS
- PVC FACIA AND GUTTERING
- PANELLED INTERNAL DOORS
- BLINDS INCLUDED IN SALE
- ALARM SYSTEM INSTALLED
- EPC RATING D

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

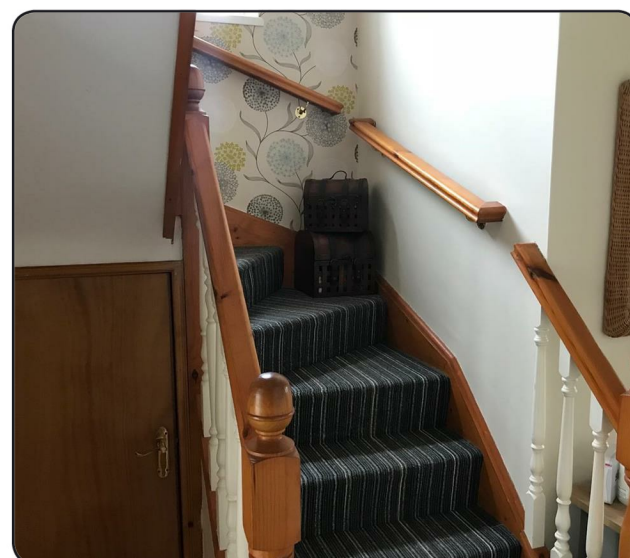
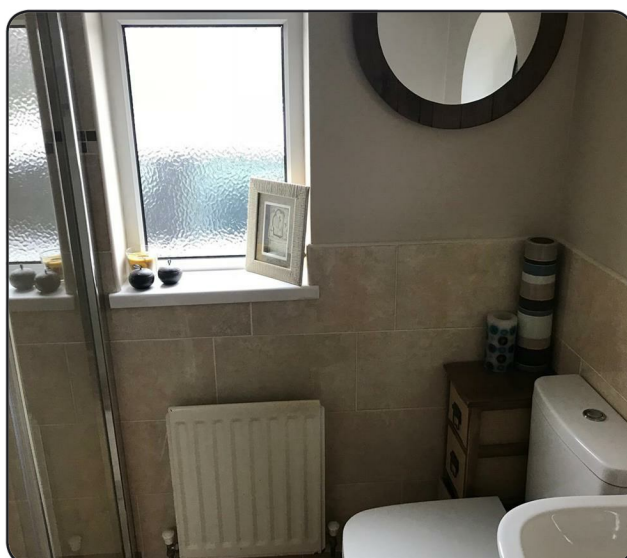
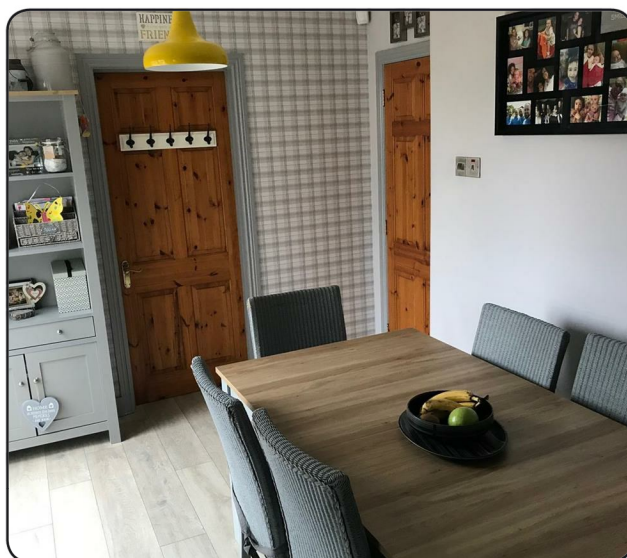
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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 understair storage, solid wooden floor.

### SHOWER ROOM

Comprising of fully tiled walk in electric shower, WHB, WC, extractor fan, partly tiled walls, tiled floor.

### LOUNGE

11'4" x 11'4" (to widest points) (3.45m x 3.45m (to widest points))

Having attractive fireplace, solid wooden floor.

### KITCHEN/DINING

15'3" x 13'1" (4.65m x 3.99m)

Having range of eye and low level units, 1 1/2 bowl set in Quartz worktop with splashback, gas hob with stainless steel extractor hood, separate built in oven, integrated fridge/freezer and dishwasher, patio doors to rear.

### UTILITY ROOM

Having single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, vented for tumble dryer, laminated wooden floor.

## FIRST FLOOR

### BEDROOM (1)

12'4" x 9'5" (to widest points) (3.76m x 2.87m (to widest points))

Having wall to wall mirrored sliding wardrobes, laminated wooden floor.

### BEDROOM (2)

11'4" x 9'5" (to widest points) (3.45m x 2.87m (to widest points))

Having laminated wooden floor.

### BEDROOM (3)

8'9" x 8'9" (to widest points) (2.67m x 2.67m (to widest points))

Having laminated wooden floor.

### BATHROOM

Comprising of bath with shower attached to taps, WHB, WC, hotpress, half panelled walls, extractor fan, laminated wooden floor.

## EXTERIOR FEATURES

Garden to front and side.

Screened driveway.

Garden to rear enclosed by fence.

Concrete area to side enclosed by fence.

Paved patio to rear.

NEW KITCHEN & UTILITY ROOM APPLIANCES INSTALLED JAN 2016 (included in sale)

NEW BOILER INSTALLED JAN 2016

NEW PVC FASCIA & GUTTERING INSTALLED JAN 2016

ATTIC STAIRS INSTALLED JAN 2016

