

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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

£85,000

FOR SALE



6 Ardfoyle, Derry / Londonderry, BT48 6NJ

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- PANELLED INTERNAL DOORS
- AWAITING EPC
- SOLD AS SEEN



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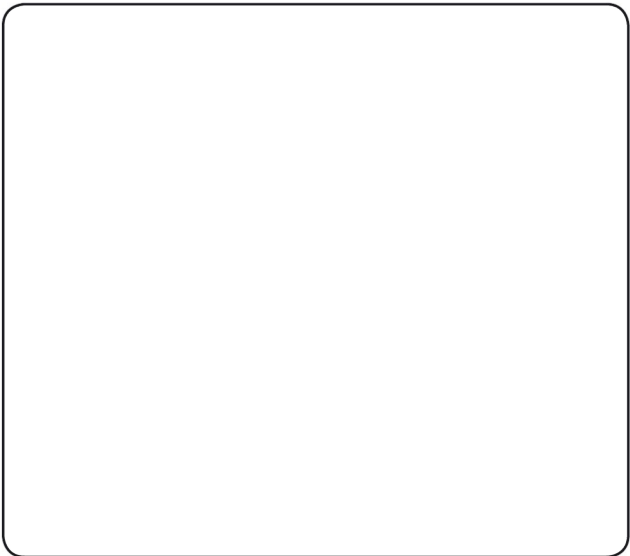
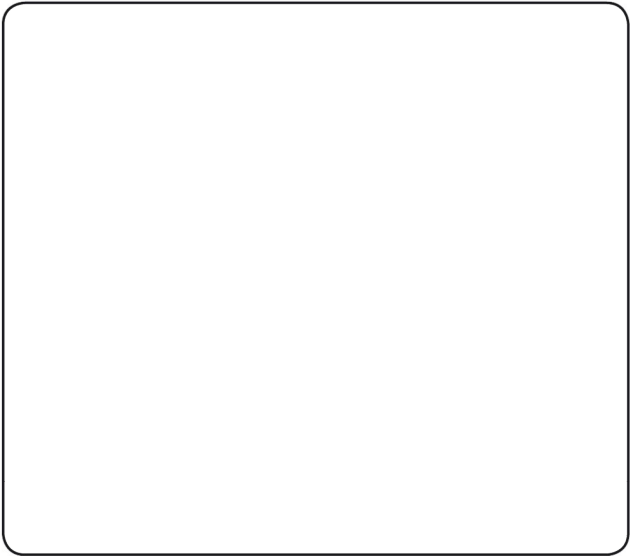
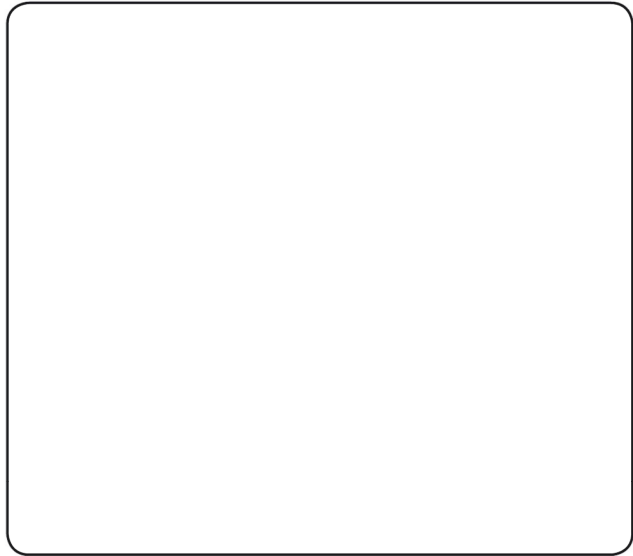
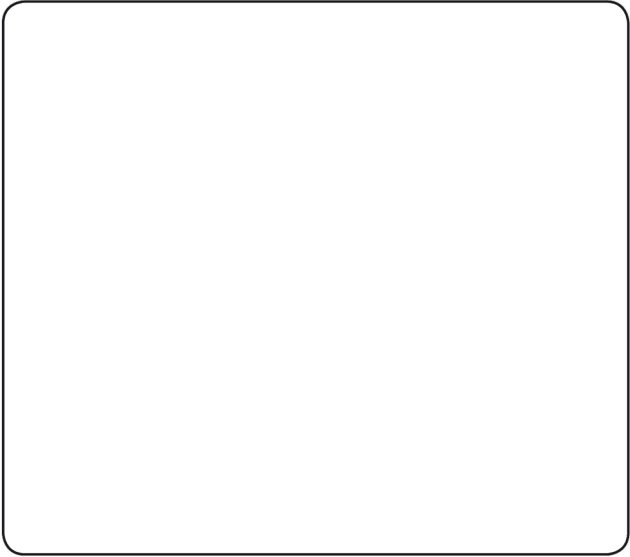
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ACCOMMODATION

HALLWAY

Having cloaks cupboard and tiled floor.

LOUNGE

13'9" x 11'8" (to widest points) (4.19m x 3.56m (to widest points))

Having fireplace.

KITCHEN / DINING AREA

17'8" x 12'7" (5.38m x 3.84m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob and underoven, space for fridge / freezer, storage cupboard, half panelled walls, tiled floor, French doors leading to rear yard.

FIRST FLOOR

LANDING

Having hotpress and cloaks cupboard.

BEDROOM 1

12'7" x 11'6" (3.84m x 3.51m)

Having built in wardrobe and French doors.

BEDROOM 2

11'6" x 11'6" (to widest points) (3.51m x 3.51m (to widest points))

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

17'7" x 8'8" (5.36m x 2.64m)

Having built in wardrobe.

BATHROOM

Comprising bath with electric shower over and tiling around, whb with tiling around, wc.

EXTERIOR FEATURES

Garden to side.

Yard to rear.