

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

£165,000

FOR SALE

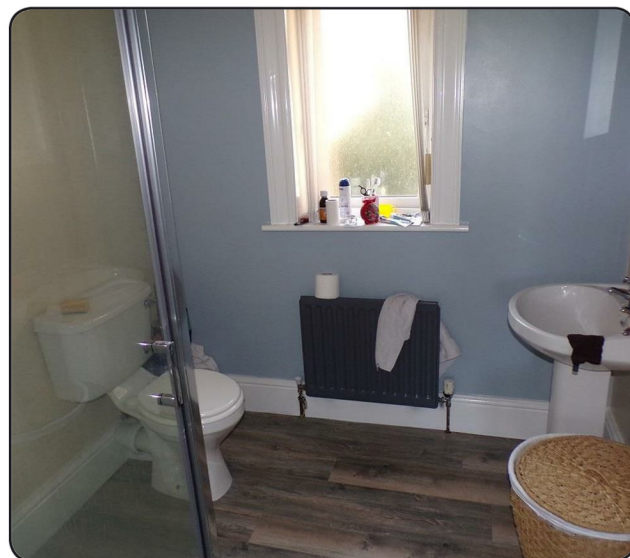


2 Ardan Mews, Culmore, BT48 8SR

- LINK SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- BESPOKE OAK INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- 2 DESIGNATED PARKING SPACES
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having tiled floor. Toilet and whb off having tiled floor.

LOUNGE

16'8" x 16'1" (to widest points) (5.08m x 4.90m (to widest points))

Having fireplace, semi-solid wooden floor, recessed lighting, open plan to kitchen.

KITCHEN / DINING AREA

16'3" x 11'11" (4.95m x 3.63m)

Having range of eye and low level units, tiling between units, gas hob, electric underoven, stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, dining space, understairs storage, tiled floor.

FIRST FLOOR

MASTER BEDROOM

12'8" x 11'9" (to widest points) (3.86m x 3.58m (to widest points))

Having laminated wooden floor.

EN-SUITE

Comprising walk in electric shower with PVC cladding to walls, whb and wc, laminated wooden floor, extractor fan

BEDROOM 2

13'9" x 12'7" (4.19m x 3.84m)

BEDROOM 3

9'3" x 9' (2.82m x 2.74m)

Having half height wooden panelled walls and display shelves.

BATHROOM

Comprising bath, whb and wc, 3 walls fully tiled, tiled floor.

EXTERIOR FEATURES

GARAGE 20' x 9'7" Having roller door, light and power points, rear door, plumbed for washing machine.

Paved yard to rear with raised beds.

Shed having light and power points.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1109.68 (May 2019)