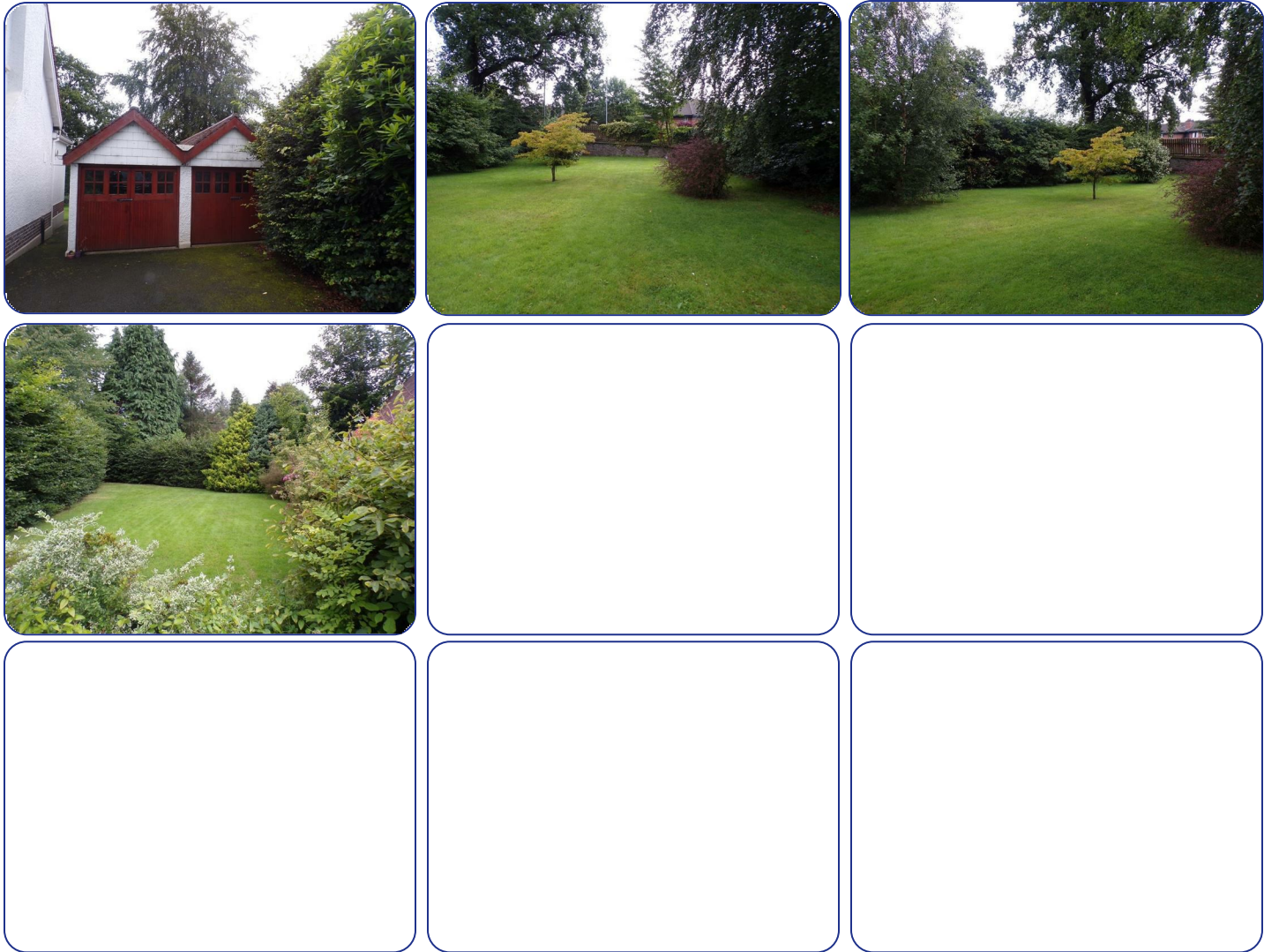


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk



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.

www.danielhenry.co.uk
www.propertypal.com

Daniel
Henry
ESTATE AGENTS

£315,000

FOR SALE



53 Troy Park, Derry/Londonderry, BT48 7RL

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS/3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZING EXCEPT VELUX
- ENCLOSED GARDENS
- TARMAC DRIVEWAY
- BACKS ONTO CULMORE ROAD
- EPC RATING F



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

PORCH

Original tiled floor, georgian glazed door to hallway

HALL

Having understair storage, laminated wooden floor

LOUNGE

14'6" x 14'2" (4.42m x 4.32m)

Measurement into bay window.

Cast iron fireplace, tiled hearth.

LIVING ROOM

14'6" x 14'2" (4.42m x 4.32m)

Measurement into bay window

Cast iron fireplace, open fire with back burner, laminated wooden floor, ceiling corning.

DINING ROOM/STUDY

11'10 x 11' (3.61m x 3.35m)

KITCHEN

20'2" x 11'8" (6.15m x 3.56m)

Measurements to widest points

Having eye and low level units, 1 1/2 bowl stainless steel sink unit, plumbed for a dishwasher, integrated hob and oven, stainless steel extractor hood, tiling between units.

BATHROOM

Comprising bath, WC, WHB, shower unit having electric shower, 1/2 tiled walls.

UTILITY ROOM

Having eye and low level units, stainless steel sink unit, plumbed for washing machine, space for fridge/freezer, tiled floor.

REAR PORCH

FIRST FLOOR

LANDING

Having WC off.

BEDROOM (1)

14'11" x 11'11" (4.55m x 3.63m)

Access to attic storage

BEDROOM (2)

14'11" x 11'11" (4.55m x 3.63m)

Having access to attic storage, laminate wooden floor.

BEDROOM (3)

11'3" x 10'3" to widest points (3.43m x 3.12m to widest points)

BEDROOM (4)

8'3" x 7'11" (2.51m x 2.41m)

Having built in wardrobe

GARAGE/SHED (1)

14'10" x 8'5" (4.52m x 2.57m)

With double doors, housing oil boiler,

Please note, only suitable for a small car

GARAGE/SHED (2)

21'6" x 8'10" (6.55m x 2.69m)

With light and power

Please note, only suitable for a small car

EXTERIOR FEATURES

Fuel Store

Garden shed

Extensive mature lawns to front and rear, stocked with mature trees and scrubs.

Tarmac driveway

ESTIMATED ANNUAL RATES

APPROX ESTIMATED ANNUAL RATES: £2307.66 (AUGUST 2019)

