

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



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

£165,000

**FOR SALE**



**29 Elmvale, Culmore, BT48 8SH**

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- CUL DE SAC LOCATION
- EPC RATING D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

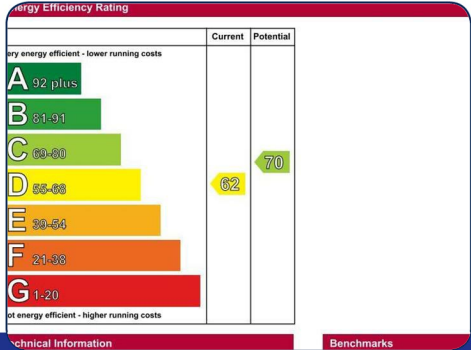
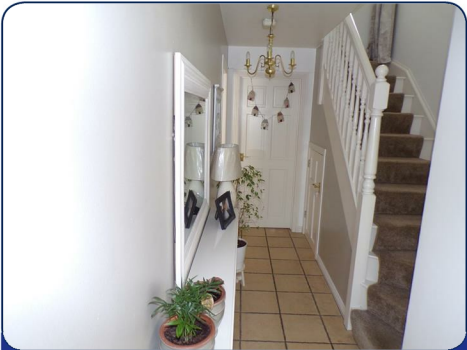
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALL

Having understair storage, tiled floor.

### DOWNSTAIRS WHB & WC

Having tiled floor.

### LOUNGE

17'10" x 12'7" (to widest points) (5.44m x 3.84m (to widest points))  
Having attractive fireplace, laminated wooden floor.

### KITCHEN

19'6" x 10'8" (5.94m x 3.25m)  
Having range of eye and low level units, tiling between units, matching pelmet over window, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor, dining space.

### SUN ROOM

13'7" x 12'8" (4.14m x 3.86m)  
Having recessed ceiling lighting, tiled floor, French doors to lawn.

### FIRST FLOOR

Landing having hotpress.

### BEDROOM (1)

14'7" x 10'9" (to widest points) (4.45m x 3.28m (to widest points))  
Having built in wardrobes with sliding doors.

### BEDROOM (2)

10'8" x 10'4" (3.25m x 3.15m)  
Having built in wardrobe, laminated wooden floor.

### BEDROOM (3)

9'3" x 8'9" (2.82m x 2.67m)  
Having laminated wooden floor.

### BATHROOM

Comprising of bath, WHB, WC, fully tiled walk in electric shower, tiled floor.

### EXTERIOR FEATURES

Tarmac driveway.  
Neat lawns to front and rear.  
Enclosed to rear by fence and gate.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1083.18 (Sept 2019)

