

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

- 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.
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  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.

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

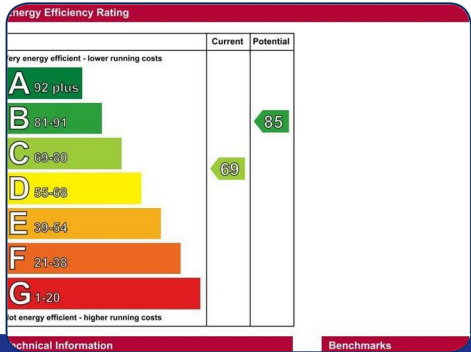
£115,000

FOR SALE



10 Bramhall Crescent, Kilfennan, BT47 5HE

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT PORCH & GARAGE)
- PVC FRONT & BACK DOORS
- PVC FASCIA & GUTTERINGS
- EPC RATING C



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# FREE

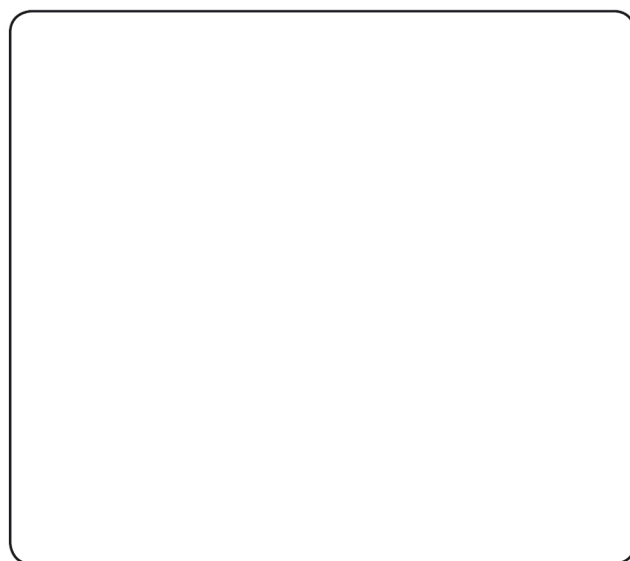
## Mortgage Advice

Have a  
no obligation  
chat with

**DAVIS R J KERNOHAN**  
CERT CII (MP)  
MORTGAGE BROKER



Mortgages Made Easy  
105 Rathkeel Road, Broughshane, BT42 4QE or 34 Spencer Rd, BT47 4AA



## ACCOMMODATION

### PORCH

Having tiled floor.

### HALL

Having understair storage, laminated wooden floor.

### LOUNGE/DINING LSHAPED

23'6" x 14' (to widest points) (7.16m x 4.27m (to widest points))

Having attractive fireplace, ceiling cornicing, laminated wooden floor.

### KITCHEN

12'4" x 10' (3.76m x 3.05m)

Having range of eye and low level units, tiling between units, matching pelmet over window and extractor hood, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine.

### FIRST FLOOR

#### BEDROOM (1)

11' x 10'5" (3.35m x 3.18m)

Having built in wardrobe, laminated wooden floor.

#### BEDROOM (2)

10'2" x 7'8" (3.10m x 2.34m)

Having laminated wooden floor.

#### BEDROOM (3)

10'1" x 6'5" (3.07m x 1.96m)

Having laminated wooden floor.

#### BEDROOM (4)

7'10" x 6'5" (2.39m x 1.96m )

Having laminated wooden floor.

### BATHROOM

Comprising of bath with shower fitted to taps, electric shower over bath, WHB, WC, fully tiled walls and floor.

### EXTERIOR FEATURES

GARAGE Having up and over door, light and power points, side window and door.

Lawns to front and rear.

Driveway.

Patio area to rear.

Solar panels on roof to rear.

### ESTIMATED ANNUAL RATES

Estimated Annual rates: £832.47 (Sept 2019)