

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

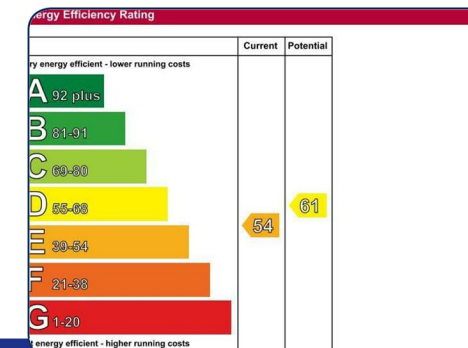
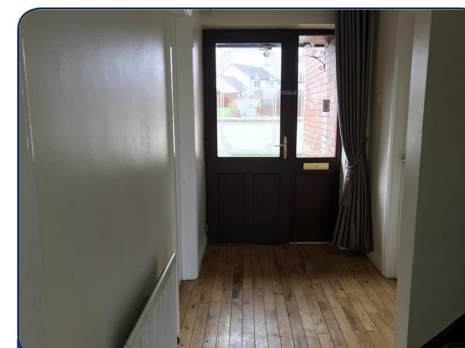
£190,000

FOR SALE



15 Templeard, Culmore, BT48 8FE

- DETACHED HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- BLINDS INCLUDED IN SALE
- SOLD AS SEEN
- EPC RATING E



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



ACCOMMODATION

HALL

Having semi solid wooden floor.

LOUNGE

15'4" x 11'6" (into bay) (4.67m x 3.51m (into bay))

Having attractive fireplace, ceiling cornicing, centre rose, semi solid wooden floor.

FAMILY ROOM

16'10" x 11'11" (into bay) (5.13m x 3.63m (into bay))

Having attractive fireplace, ceiling cornicing, centre rose, semi solid wooden floor.

KITCHEN

17'4" x 9'8" (5.28m x 2.95m)

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, 'Belling' cooker centre, stainless steel extractor hood, integrated fridge/freezer and dishwasher, tiled floor, patio doors to rear lawn.

UTILITY ROOM

8'3" x 6'5" (2.51m x 1.96m)

Having eye and low level units, tiling between units, single drainer stainless steel units with mixer taps, tiled floor.

GUEST WHB & WC

Having 1/2 tiled walls, tiled floor.

FIRST FLOOR

Landing having hotpress, ceiling cornicing, semi solid wooden floor.

BEDROOM (1)

12' x 11'4" (3.66m x 3.45m)

Having laminated wooden floor.

BEDROOM (2)

11'6" x 9'9" (3.51m x 2.97m)

BEDROOM (3)

11'5" x 9'10" (3.48m x 3.00m)

Having laminated wooden floor.

BEDROOM (4)

9'9" x 8'9" (2.97m x 2.67m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

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

EXTERIOR FEATURES

GARAGE 19'10" x 10'8" Having roller door, light and power points, rear window and door.

Neat lawns to front and rear.

Bordered to front by wall and double entrance gates.

Brick pavia driveway.

Enclosed to rear by fence and gates.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1601.23 (Feb 2020)

