

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

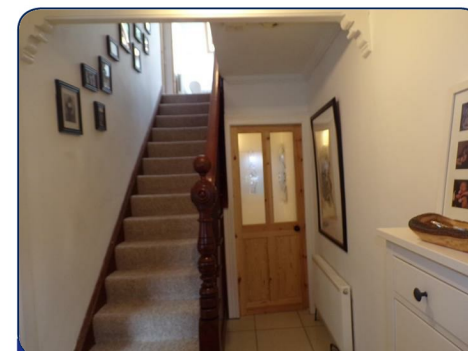
£145,000

FOR SALE



238 Berryhill Road, Donemana, Strabane, BT82 0NB

- DETACHED HOUSE
- OIL FIRED & SOLID FUEL CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- CARPETS IN SALE
- PVC FRONT DOOR
- LAWNS TO FRONT, SIDE & REAR
- EPC RATING - E



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ACCOMMODATION

HALL

Having tiled floor, ceiling cornicing, ornate staircase to first floor.

LOUNGE

13'5" x 12'11" (4.09m x 3.94m)
Multi-fuel stove, laminated wooden floor

STUDY/FAMILY ROOM

13' x 7'8" (3.96m x 2.34m)
Having ornamental fireplace, laminated wooden floor.

DINING ROOM

13'5" x 10'6" (4.09m x 3.20m)
Having tiled floor, multi-fuel stove, open plan to Kitchen

KITCHEN

12' x 7'5" (3.66m x 2.26m)
Having range of eye and low level units, 'Belfast' sink, 'Hot Point' cooking centre comprising gas hob, two electric ovens, grill and warming drawer, extractor hood, plumbed for dishwasher, space for fridge freezer, tiling between units, tiled floor.

REAR HALLWAY

Having tiled floor, understair storage

REAR PORCH

Plumbed for washing machine, space for tumble dryer

FIRST FLOOR

BEDROOM (1)

12'7" x 12'7" (3.84m x 3.84m)
With wall to wall built in wardrobes

BEDROOM (2)

12'10" x 10'2" (to widest points) (3.91m x 3.10m (to widest points))

BEDROOM (3)

11'10" x 10'11" (3.61m x 3.33m)
Having laminated wooden floor

BEDROOM (4)

12'2" x 11'7" (to widest points) (3.71m x 3.53m (to widest points))
Hotpress, laminated wooden floor.

BATHROOM

Comprising bath with electric shower over, shower screen, WHB, WC, fully tiled walls.

EXTERIOR FEATURES

Shed
Neat lawns to front, side and rear
Enclosed to rear by fence and gate.

ESTIMATED ANNUAL RATES

ESTIMATED ANNUAL RATES: £958.30 (JULY 2020)

