

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£120,000

FOR SALE



46 Prehen Road, Londonderry, BT47 2NS

VIEWING STRICTLY BY APPOINTMENT ONLY

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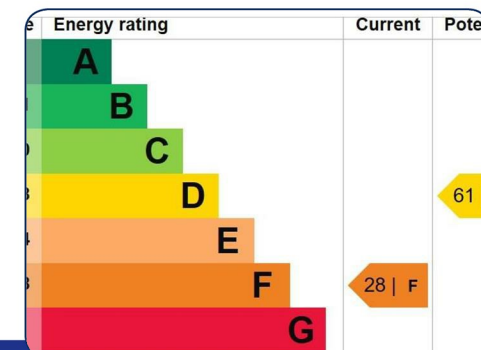
- DETACHED BUNGALOW
- 2 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC BACK DOOR
- GARAGE
- EPC RATING F



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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having ceiling cornicing.

LOUNGE

15'7" x 12'3" wp (4.75m x 3.73m wp)

Having fireplace and ceiling cornicing.

DINING ROOM

13'5" x 9'5" (4.09m x 2.87m)

Having ceiling cornicing.

KITCHEN

17'11" x 9'11" wp (5.46m x 3.02m wp)

Having low level units, double drainer stainless steel sink unit with mixer taps, wired for cooker, larder, ample dining space.

UTILITY ROOM

Having sink unit, built in cupboard, plumbed for washing machine,.

REAR HALLWAY

BEDROOM 1

9'10" x 9'8" (3.00m x 2.95m)

BEDROOM 2

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

SHOWER ROOM

Comprising walk in electric shower, whb and wc, hotpress, fully tiled walls.

EXTERIOR FEATURES

DETACHED GARAGE Having roller door.

Enclosed to front by wall.

Lawn to side.

Driveway leading to garage.

ESTIMATED ANNUAL RATES

Estimated Annual Rates £1054.13 (NOV 2020)

