

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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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.
 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.

Daniel
Henry
ESTATE AGENTS

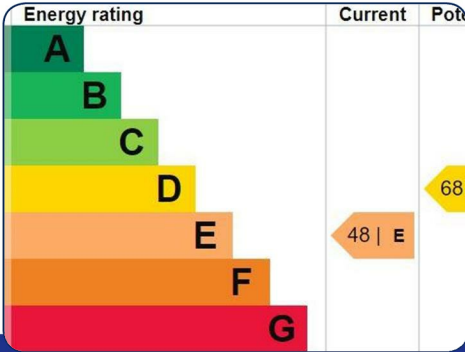
£160,000

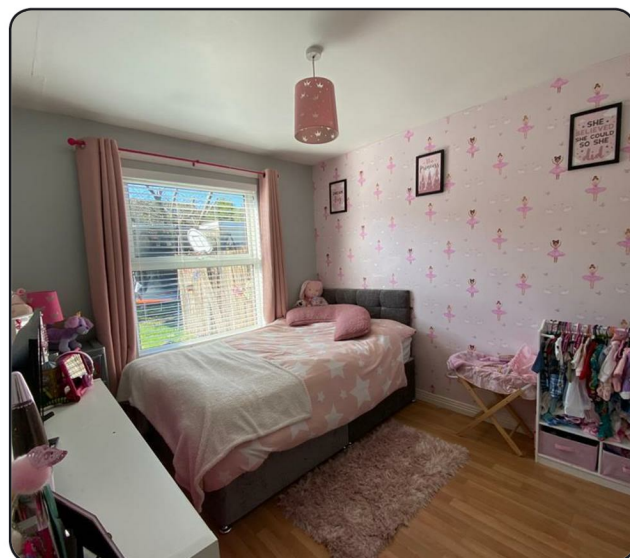
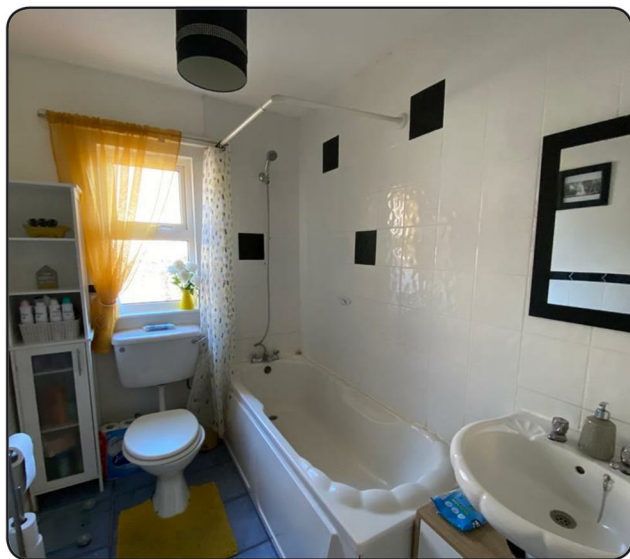
FOR SALE



12 Killary Road, Foyle Springs, BT48 0ED

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT AND BACK DOORS
- EPC RATING E





ACCOMMODATION

HALL

Having hotpress, recessed lighting, tiled floor.

LOUNGE

14'9" x 12'3" (4.50m x 3.73m)

Having gas fire, laminated wooden floor.

KITCHEN

14'11" x 9'10" (4.55m x 3.00m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor hood, plumbed for washing machine and dishwasher, tiled floor, ample dining space.

BEDROOM (1)

11'2" x 8'10" (3.40m x 2.69m)

Having built in wardrobe, laminated wooden floor.

BEDROOM (2)

11'5" x 10' (3.48m x 3.05m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

Comprising of bath with shower fitted to taps, WHB, WC, fully tiled around bath, remaining walls 1/2 tiled, tiled floor.

FIRST FLOOR

Landing having storage cupboard.

WC & WHB OFF LANDING

BEDROOM (3)

13'5" x 9'11" (4.09m x 3.02m)

Having built in wardrobe, laminated wooden floor.

BEDROOM (4)

13'6" x 7'7" (4.11m x 2.31m)

Having built in cupboard, laminated wooden floor.

EXTERIOR FEATURES

Neat lawn to front.

Driveway to side

Neat lawn to rear bordered by fence.

Paved patio area.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1102.04 (Mar 2021)

