

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



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

**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)

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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

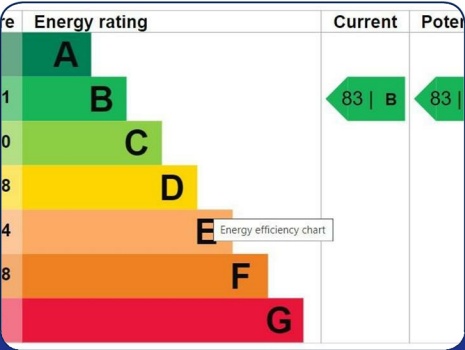
£209,950

**FOR SALE**



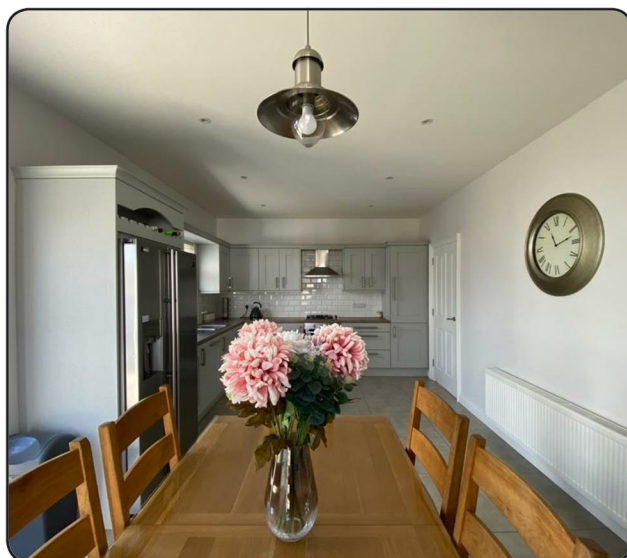
**4 The Hillocks, L'Derry, BT47 3FR**

- DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & FRENCH DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING - B



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## ACCOMMODATION

### HALLWAY

Having tiled floor.

### GUEST TOILET & WHB

Having tiled floor.

### LOUNGE

20'3" x 11'10" (6.17m x 3.61m)

Having multi fuel stove, granite hearth, laminated wooden floor, dual aspect

### KITCHEN / DINING AREA

20'2" x 11'10" (6.15m x 3.61m)

Having excellent range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, wine rack, integrated dishwasher, space for fridge/ freezer, ample dining space, recessed lighting, tiled floor, French doors leading to paved patio.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

## FIRST FLOOR

### LANDING

Having storage cupboard.

### MASTER BEDROOM

20'2" x 11'10" (widest points) (6.17m x 3.63m (widest points))

Having built in wardrobes with sliding mirrored doors, dual aspect.

### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

### BEDROOM 2

11'10" x 11'8" wp (3.61m x 3.56m wp)

Having built in wardrobes with sliding mirrored doors.

### BEDROOM 3

11'10" x 8'2" (3.61m x 2.49m)

Having built in wardrobes with sliding mirrored doors.

### BATHROOM

Comprising bath, whb and wc, fully tiled walk in shower, tiled floor.

## EXTERIOR FEATURES

GARAGE 19'7" x 13'2" Having roller door, light and power points, side window and door.

Neat lawns to front and side.

Enclosed to rear by fence and gate.

Extended tarmac driveway with double gates leading to garage.

## ESTIMATED ANNUAL RATES

£1054.14 (APRIL 2021)

