

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£142,500

FOR SALE



7 Ardan Mews, Culmore, BT48 8SR

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE
- ALARM SYSTEM INSTALLED
- GARAGE
- EPC RATING - D

VIEWING STRICTLY BY APPOINTMENT ONLY

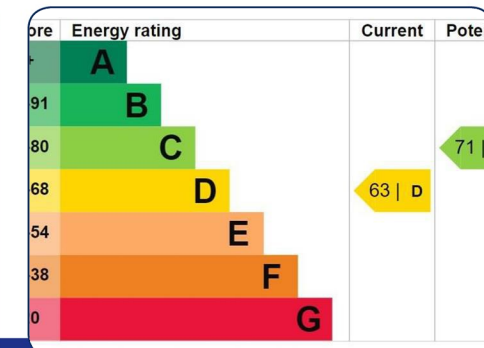
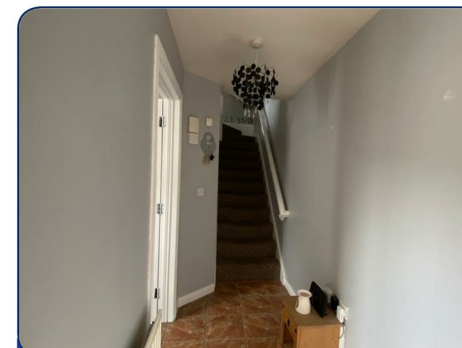
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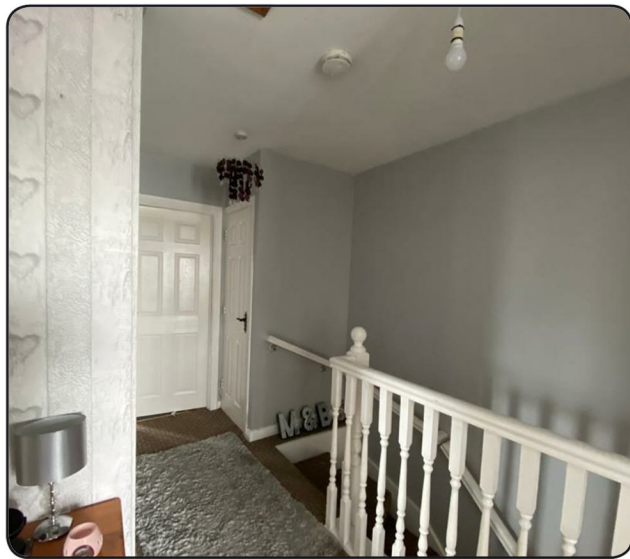
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
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ACCOMMODATION

HALLWAY

Having telephone point and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

17'11" x 13'2" (5.46m x 4.01m)

Having attractive fireplace, understairs storage, double doors leading to Kitchen.

KITCHEN / DINING AREA

16'5" x 10'5" (5.00m x 3.18m)

Having range of eye and low level units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, space for fridge / freezer, ample dining space.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

13'3" x 10'9" (4.04m x 3.28m)

EN-SUITE

Comprising fully tiled walk in electric shower, whb with tiling around, wc.

BEDROOM 2

10'6" x 8'6" wp (3.20m x 2.59m wp)

BEDROOM 3

7'8" x 7'3" (2.34m x 2.21m)

BATHROOM

Comprising bath with shower attachment to taps and tiling around, whb with tiling around, wc, tiled floor.

EXTERIOR FEATURES

GARAGE 18'10" x 9'11" Having roller door, light and power points.

Garden to front.

Garden to rear.

Tarmac driveway.

Outside light and tap.

ESTIMATED ANNUAL RATES

£1161.24 (JULY 2021)

