

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

www.danielhenry.co.uk  
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.

£119,950

30 Coneyburrow, Strathfoyle, BT47 6YD

- MID TERRACE HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FASCIA & GUTTERING
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - D

Score	Energy rating	Current	Potential
+10	A		
-1	B		
-91	C		
-80	D	65   D	69
-68	E		
-54	F		
-38	G		
20			



## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

18' x 11'11" wp (5.49m x 3.63m wp)

Having multi fuel stove set on granite hearth, understairs storage, semi-solid wooden floor.

### KITCHEN / DINING AREA

15'4" x 9'5" (4.67m x 2.87m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for washing machine, integrated fridge / freezer, ample dining space, tiled floor, sliding patio doors leading to rear yard.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

12'10" x 11'8" (3.91m x 3.56m)

Having double built in wardrobes and laminated wooden floor.

#### EN-SUITE

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

#### BEDROOM 2

12'10" x 9'10" (3.91m x 3.00m)

#### BEDROOM 3

9'10" x 6'1" (3.00m x 1.85m)

#### BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb and wc.

### EXTERIOR FEATURES

Yard to rear enclosed by fence and gate.

### ESTIMATED ANNUAL RATES

£701.58 (AUG 2021)

