

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£149,950

FOR SALE



29 Laurel Park, L'Derry, BT47 5PL

- SEMI DETACHED BUNGALOW
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND FRENCH DOORS
- OIL FIRED CENTRAL HEATING
- CUL-DE-SAC LOCATION
- DRIVEWAY
- BLINDS INCLUDED IN SALE
- DECKED PATIO AREA
- LAWN TO REAR

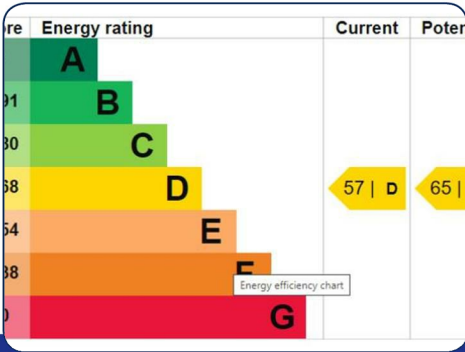
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

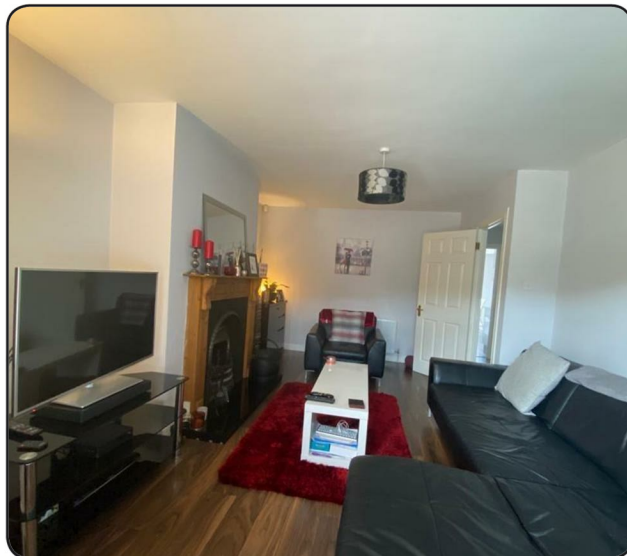


Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.



www.danielhenry.co.uk
www.propertypal.com



ENTRANCE HALLWAY

Having laminate wood floor; recessed lighting; walk in storage cupboard.

LOUNGE

18'8' x 11'8' (5.69m' x 3.56m')

Having attractive fireplace, laminate wooden floor

KITCHEN

16'6' x 9'8' (5.03m' x 2.95m')

Having excellent range of eye and low level units; 1/1/2 bowl single drainer stainless steel sink unit with mixer taps; 5 ring gas hob; double oven; integrated fridge freezer; integrated dishwasher and integrated washing machine; stainless steel extractor canopy; recessed lighting; laminate wood floor; dining space with french doors to rear.

MASTER BEDROOM

15'5' x 11'3' (4.70m' x 3.43m')

Having wood floor; recessed lighting.

ENSUITE

Comprising fully tiled walk in electric shower; wash hand basin and WC; fully tiled walls and floor.

BEDROOM 2

11'1' x 9'6' (3.38m' x 2.90m')

laminated wooden floor.

BEDROOM 3

11'9' x 7'11 (3.58m' x 2.41m)

Laminate wooden floor

SHOWER ROOM

Comprising fully tiled walk in electric shower; wash hand basin and WC; half tiled walls and tiled floor

OUTSIDE

Decked Patio area to rear.

Neat lawn to rear bordered by fence.

Driveway to side.

ESTIMATED ANNUAL RATES

£580.62 (SEPT 2021)

