

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



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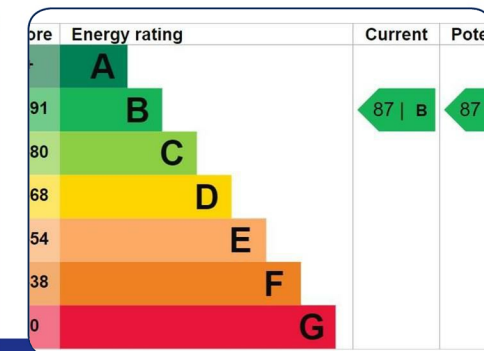
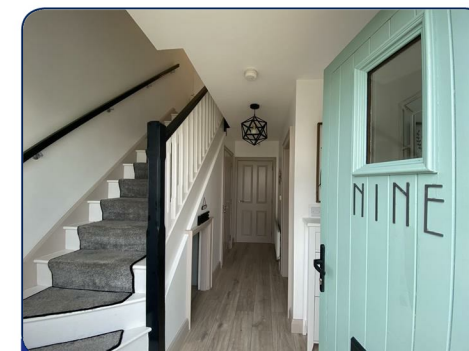
Daniel Henry
ESTATE AGENTS

£179,000

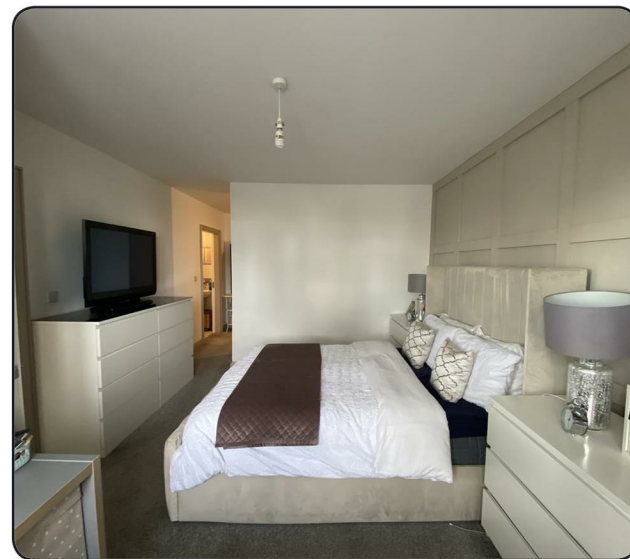


9 Tullyardan Square, Derry, BT48 8GT

- 3 STOREY MID TOWNHOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- BLINDS INCLUDED IN SALE
- EPC RATING - B



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ACCOMMODATION

HALLWAY

Having laminated wooden floor.

GUEST WHB & WC

Having laminated wooden floor.

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, laminated wooden floor.

MASTER BEDROOM

14'11" x 11'5" (4.55m x 3.48m)

Having feature wall.

OPEN PLAN DINING ROOM

11'5" x 8'5" (3.48m x 2.57m)

EN-SUITE

Comprising fully tiled walk in shower, whb and wc.

FIRST FLOOR

LOUNGE / KITCHEN / DINING AREA

25'10" x 18'8" wp (7.87m x 5.69m wp)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and oven, integrated fridge / freezer and dishwasher, laminated wooden floor, ample dining space with patio doors leading to rear lawn, recessed lighting in kitchen area.

SECOND FLOOR

BEDROOM 2

14'7" x 10'3" (4.45m x 3.12m)

BEDROOM 3

13'3" x 11'5" (4.04m x 3.48m)

BATHROOM

Comprising fully tiled walk in shower, free standing bath, whb set in vanity unit, wc.

EXTERIOR FEATURES

Paved patio area with seating leading to lawn.

Lawn bordered by fence and gate.

ESTIMATED ANNUAL RATES

£1258.01 (JAN 2022)

