

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£219,950

FOR SALE



21 Clanna Rury, BT47 4FB

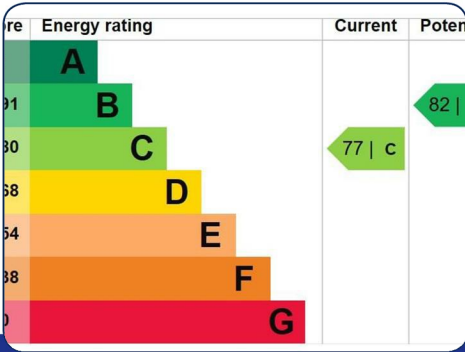
- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- TARMACADAM DRIVEWAY
- COMPOSITE FRONT DOOR
- SECURITY SYSTEM INSTALLED
- SHED TO REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

Daniel
Henry
ESTATE AGENTS

- 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 • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539

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



THE PROPERTY COMPRISES:

ENTRANCE HALLWAY

Having tiled floor

GUEST TOILET

Comprising wash hand basin and WC; fully tiled walls and tiled floor

LOUNGE

14'4' x 14'2' (4.37m' x 4.32m')

Having ornate marble fireplace; matching mirror over mantle; granite inset and hearth; multi fuel stove; laminate wooden floor

KITCHEN

18'7' x 11'4' (5.66m' x 3.45m')

Having excellent range of eye and low level units; glazed display cupboards, tiling between units, hob; double oven; stainless steel extractor hood; recessed lighting; ample dining space; french doors to rear; tiled floor.

UTILTIY ROOM

10'9' x 5'9' (3.28m' x 1.75m')

Eye and low level units; single drainer stainless steel sink unit with mixer taps; plumbed for automatic washing machine; space for tumble dryer; tiled floor.

FIRST FLOOR

Bright landing with hotpress; slingsby ladder to attic

MASTER BEDROOM

14'2' x 10'7' (4.32m' x 3.23m')

Laminate wood floor.

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

BEDROOM 2

10'10' x 7'7' (3.30m' x 2.31m')

Laminate wood floor

BEDROOM 3

10'9' x 7'5' (3.28m' x 2.26m')

Laminate wood floor

BEDROOM 4

10'4' x 10'2' (3.15m' x 3.10m')

Laminate wood floor

BATHROOM

Comprising bath with telephone hand shower to taps; walk in shower; wash hand basin and WC; half tiled walls; tiled floor

EXTERIOR FEATURES

SHED 13'0' X 9'0'

Having roller door.

Light and power

Neat lawns to front and rear.

Enclosed to rear by fence and gate

ESTIMATED ANNUAL RATES

£1161.24 (FEB 2022)

