

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£205,000

FOR SALE



21 The Hillocks, Altnagelvin, BT47 3FR

- SEMI DEATCHED HOUSE
- PVC DOUBLE GLAZED WINIDOWS
- GAS FIRED CENTRAL HEATING
- HIGH CEILINGS WITH RECESSED LIGHTING
- CARPETS AND BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- WIRED FOR SECURITY SYSTEM
- EPC RATING - B

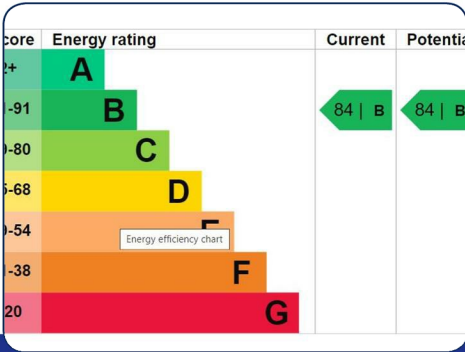
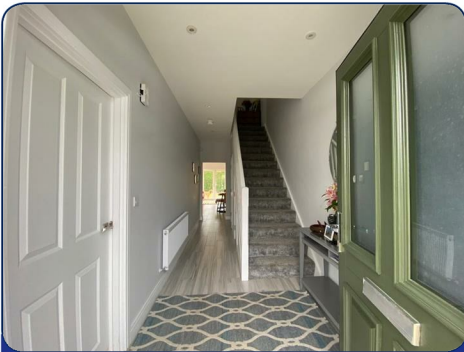
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

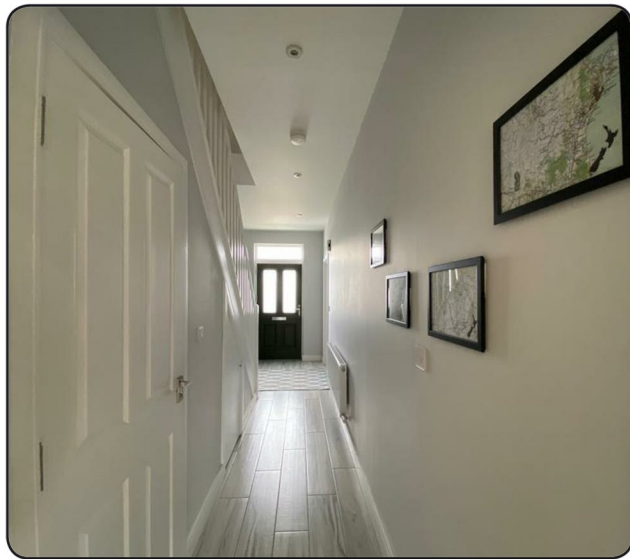


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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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 tiled floor, recessed lighting and understairs storage.

GUEST TOILET AND WHB

Comprising wash hand basin set in vanity unit and WC, tiled floor

LOUNGE

14'8" x 12'4" (4.47m' x 3.76m')

Having recessed lighting.

KITCHEN/DINING/SUNROOM

19'11" x 19'6" (to widest points) (6.07m' x 5.94m (to widest points))

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, five ring gas hob, stainless steel extractor hood, integrated dishwasher, built in oven and microwave, stainless steel extractor hood, tiled floor, ample dining space, recessed lighting, French doors to paved patio area.

UTILITY ROOM

12'4" x 5'6" (3.76m' x 1.68m')

Having range of units, sink unit, plumbed for washing machine, space for tumble dryer, recessed lighting, part tiling around units, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard.

MASTER BEDROOM

13'7" x 11'4" (4.14m' x 3.45m')

Having recessed lighting.

EN-SUITE

Ensuite comprising fully tiled walk in shower, wash hand basin set in vanity unit, wc, tiled floor

DRESSING ROOM

9'8" x 7'10" (2.95m' x 2.39m')

This dressing room is off the Master Bedroom. This could easily be converted to bedroom 4.

BEDROOM 2

10'8" x 8'10" (3.25m' x 2.69m')

Having recessed lighting.

BEDROOM 3

9'8" x 8'6" (2.95m' x 2.59m')

BATHROOM

Comprising bath, wash hand basin set in vanity unit, fully tiled walk in shower, wc, tiled floor.

EXTERIOR FEATURES

Neat lawn to front.

Lawn to rear with paved patio area enclosed by fence and gate.

Shed.

Base for pergola.

ESTIMATED ANNUAL RATES

£1083.83 (APRIL 2022)

