

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

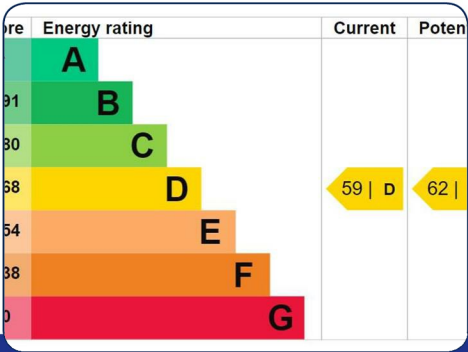
£275,000

FOR SALE



60 Taboe Road, Donemana, BT82 0NE

- DETACHED HOUSE SET ON APPROX 2 ACRES
- YARD & OUTBUILDINGS
- 3 BEDROOMS & 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- SCENIC VIEWS OVER OPEN COUNTRYSIDE
- EPC -



VIEWING STRICTLY BY APPOINTMENT ONLY

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- 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.
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  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.
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  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.

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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having understairs storage.

LOUNGE

13'10" x 13'6" wp (4.22m x 4.11m wp)  
Having fireplace.

FAMILY ROOM

13'1" x 11'4" (3.99m x 3.45m)

GUEST WHB & WC

KITCHEN / DINING AREA

22' x 13'7" (6.71m x 4.14m)  
Having recessed lighting.

UTILITY ROOM

13' x 4'9" (3.96m x 1.45m)

FIRST FLOOR

LANDING

Having storage cupboard.

MASTER BEDROOM

11'11" x 11' (3.63m x 3.35m)

EN-SUITE FACILITIES

Comprising walk in shower, whb and wc, chrome radiator, recessed lighting.

BEDROOM 2

12'8" x 9'3" (3.86m x 2.82m)

BEDROOM 3

12' x 9'5" (3.66m x 2.87m)

BATHROOM

Comprising bath with shower over, whb and wc, chrome radiator, recessed lighting.

EXTERIOR FEATURES

Extensive plot with house, yard, outbuildings and land to rear.

