

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£75,000

**FOR SALE**



**24 Pinetrees, Derry, BT48 8PL**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Cityside)  
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www.danielhenry.co.uk

- FIRST FLOOR APARTMENT
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- INTERCOM SYSTEM
- CASH BUY ONLY
- EPC RATING -
- SOLD AS SEEN

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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having cloaks cupboard and laminated wooden floor.

#### LOUNGE

16' x 14'10" wp (4.88m x 4.52m wp)

Having fireplace, patio doors leading to balcony, laminated wooden floor.

#### KITCHEN / DINING AREA

13' x 9'8" (3.96m x 2.95m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine.

#### BEDROOM 1

13'4" x 10'6" wp (4.06m x 3.20m wp)

Having built in wardrobes and laminated wooden floor.

#### BEDROOM 2

13'3" x 10'2" wp (4.04m x 3.10m wp)

#### BATHROOM

Comprising bath with shower attachment to taps and tiling around, whb with tiling around, wc, fully tiled walk in electric shower, extractor fan.

#### EXTERIOR FEATURES

Communal parking and lawns.

#### ESTIMATED ANNUAL RATES

£862.14 (JUNE 2022)

