

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

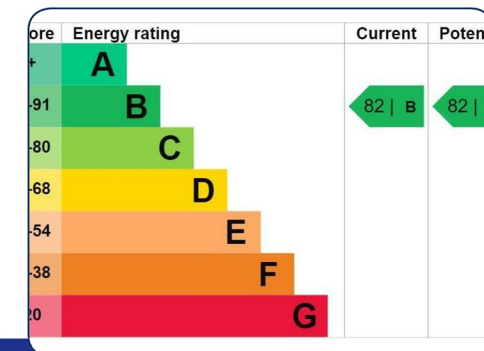
£342,500

FOR SALE

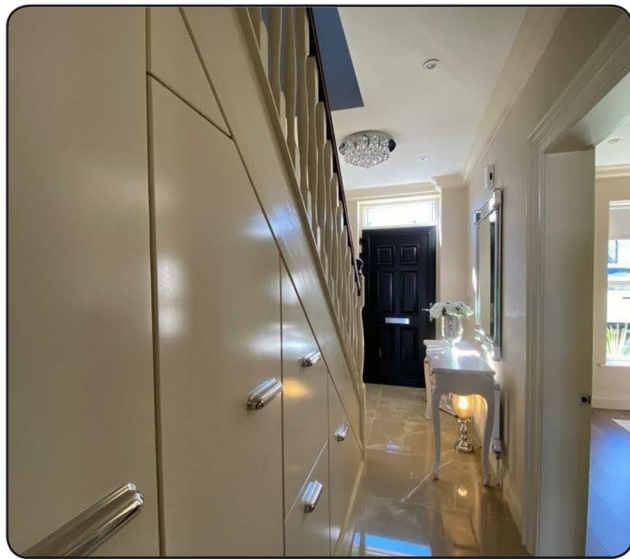
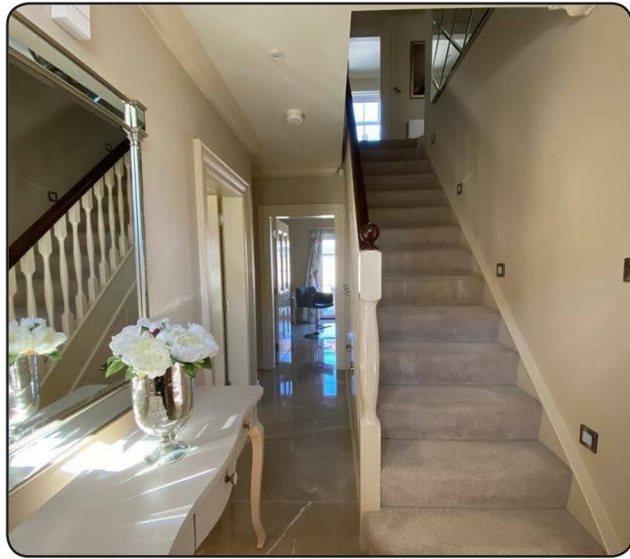


170 Barleyfields, Culmore, BT48 8TQ

- DETACHED HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC BACK & FRENCH DOORS
- SECURITY SYSTEM INSTALLED
- SOLID WOOD INTERNAL DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EXTENDED PAVED DRIVEWAY TO SIDE
- EPC RATING - B



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ACCOMMODATION

HALLWAY

Having ceiling cornicing, recessed lighting, bespoke understairs storage, porcelain tiled floor.

GUEST WHB & WC

Having ceiling cornicing, recessed lighting, 1/2 tiled walls, porcelain tiled floor.

LOUNGE

14'6" x 13' (4.42m x 3.96m)

Having multi-fuel stove set in tiled surround with stone hearth, feature drop ceiling with recessed lighting, double doors to Kitchen.

FAMILY ROOM

11'2" x 9'9" (3.40m x 2.97m)

Having ceiling cornicing, recessed lighting, laminated wooden floor.

KITCHEN / DINING AREA

24' x 10'7" (7.32m x 3.23m)

Having excellent range of eye and low level units, glazed display cupboards, 'Hotpoint' hob, 'Hotpoint' twin ovens, extractor hood, integrated fridge / freezer and dishwasher, sink set in 'Quartz' worktop with 'Frankie' boiling water tap, wine rack, larder cupboard, centre island with storage under, mirror feature splash back, ample dining space with French doors leading to rear, ceiling cornicing, recessed lighting, tiled floor.

UTILITY ROOM

9'2" x 5'9" (2.79m x 1.75m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, ceiling cornicing, recessed lighting, tiled floor.

ATTRACTIVE STAIRCASE TO FIRST FLOOR

Having feature side lighting.

LANDING

Having ceiling cornicing, airing cupboard.

MASTER BEDROOM

14'9" x 13' (4.50m x 3.96m)

Having built in wardrobes with sliding mirrored doors, wall light points, ceiling cornicing.

EN-SUITE

Comprising fully tiled walk in power shower, whb and wc, 1/2 tiled walls, tiled floor.

BEDROOM 2

12'9" x 9'11" (3.89m x 3.02m)

Having built in wardrobes with sliding mirrored doors, ceiling cornicing.

BEDROOM 3

10'8" x 9'11" (3.25m x 3.02m)

Having built in wardrobe with sliding mirrored doors, ceiling cornicing.

BEDROOM 4

10'7" x 9'2" (3.23m x 2.79m)

Having built in wardrobe and ceiling cornicing.

BATHROOM

Comprising bath, fully tiled walk in power shower, whb set in vanity unit, wc, chrome radiator, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Large paved patio area to rear with flower borders and is enclosed by fence and gates.

Extended paved driveway to side bordered by wrought iron fencing and gate.

Wired for outdoor lighting.

ESTIMATED ANNUAL RATES

£1724.28 (SEPT 2022)

