

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£150,000

FOR SALE



30 Donaghedy Road, Bready, BT82 0DD

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

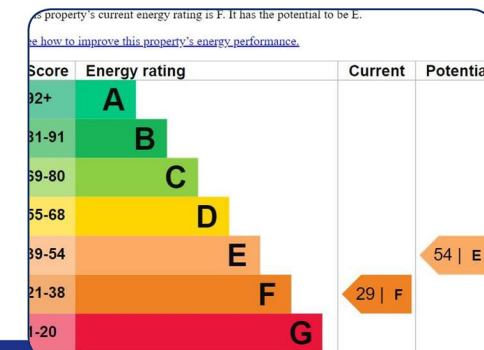
Daniel Henry
ESTATE AGENTS

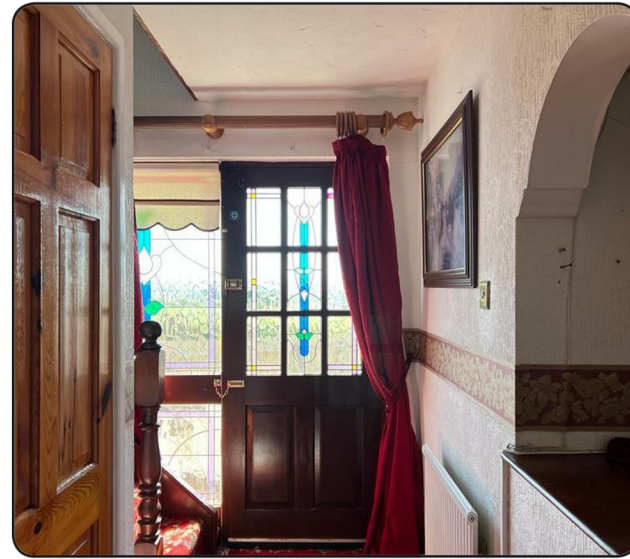
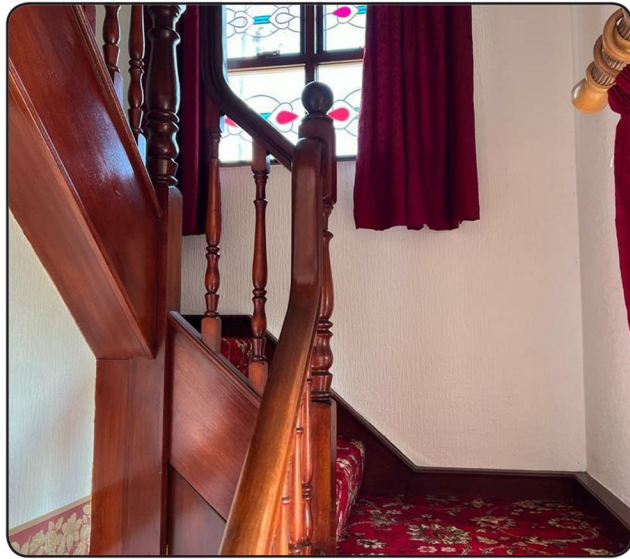
- DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- TARMACADAM DRIVEWAY
- CARPETS INCLUDED IN SALE
- VIEWS OVER OPEN COUNTRYSIDE
- PLANS APPROVED FOR EXTENSION

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
www.propertypal.com





ENTRANCE HALLWAY

Having cloaks cupboard, under stairs storage.

LOUNGE

19'3' x 12'3' (5.87m' x 3.73m')
Fireplace; recessed ceiling lighting.

BEDROOM 4

10'11 x 9'1' (3.33m x 2.77m')

BEDROOM 3

9'2' x 8'6' (2.79m' x 2.59m')

KITCHEN

13'8' x 10'9' (4.17m' x 3.28m')
Having range of eye and low level units; 1 1/2 bowl sink unit; wired for cooker; plumbed for automatic washing machine; tiled walls; recessed lighting; laminate wooden floor.

WET ROOM

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

REAR PORCH

Having tiled floor

FIRST FLOOR

LANDING

having toilet and wash hand basin off; tiled walls

BEDROOM 1

13'3' x 12'6' (4.04m' x 3.81m')
Access to attic storage

BEDROOM 2

13'3' x 9'1' (4.04m' x 2.77m')
Inter linked

EXTERIOR FEATURES

Pillars to front with double entrance gates leading to tarmac driveway.
Tarmac driveway to front bordered by mature shrubs.
Concrete yard to rear leading to mature lawns stocked with abundance of plants, trees and shrubs.
Fence to rear.

ESTIMATED ANNUAL RATES

£1083.83 (September 2022)

