

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£215,000

**FOR SALE**



**3 Stonybrook, Donemana, BT82 0FE**

- DETACHED HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- OAK INTERNAL DOORS
- GARAGE
- EPC RATING - B
- LAWNS TO FRONT AND REAR

**VIEWING STRICTLY BY APPOINTMENT ONLY**

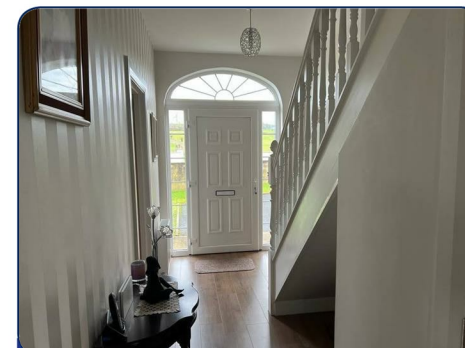
**Agent:**



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

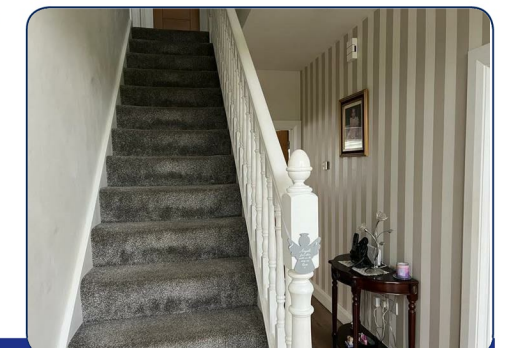
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

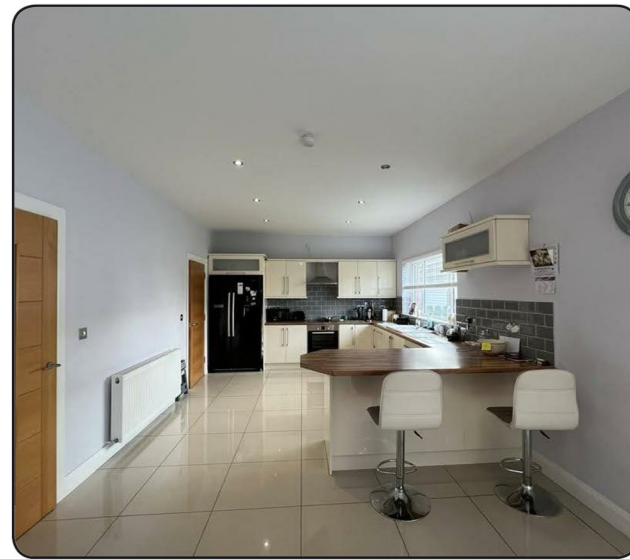
[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

This property's current energy rating is B. It has the potential to be B.  
[See how to improve this property's energy performance.](#)





**ACCOMMODATION**

**HALLWAY**

Having laminated wooden floor.

**GUEST WHB & WC**

Having tiled floor.

**LOUNGE**

16'4" x 12'7" (4.98m x 3.84m)

Having multi fuel stove, laminated wooden floor.

**FAMILY ROOM**

10'8" x 10'5" (3.25m x 3.18m)

Having laminated wooden floor.

**KITCHEN / DINING AREA**

30'4" x 12'1" (9.25m x 3.68m)

Having excellent range of eye and low level units, tiling between units, hob, underoven, stainless steel extractor hood, integrated dishwasher, space for fridge / freezer, breakfast bar, recessed lighting, tiled floor, ample dining space with sliding patio doors leading to rear lawn.

**UTILITY ROOM**

Having eye and low level units, tiling between units, single drainer stainless steel sink unit, with mixer taps, tiled floor.

**FIRST FLOOR**

**LANDING**

Having hotpress.

**MASTER BEDROOM**

12'8" x 11'10" (3.86m x 3.61m)

Having built in wardrobe.

**EN-SUITE**

Comprising fully tiled walk in shower, whb and wc, tiled floor.

**BEDROOM 2**

14'3" x 10'5" (4.34m x 3.18m)

**BEDROOM 3**

14'3" x 10'5" (4.34m x 3.18m)

**BEDROOM 4**

11'5" x 9'9" (3.48m x 2.97m)

Having laminated wooden floor.

**BATHROOM**

Comprising bath with shower fitting to taps, walk in shower, whb and wc, tiled floor.

**EXTERIOR FEATURES**

**GARAGE**

Having roller door, light and power points.

Neat lawn to front bordered by wall.

Neat lawn to rear enclosed by fence and gate.

Tarmac driveway.

**ESTIMATED ANNUAL RATES**

£1231.63 (NOV 2022)

