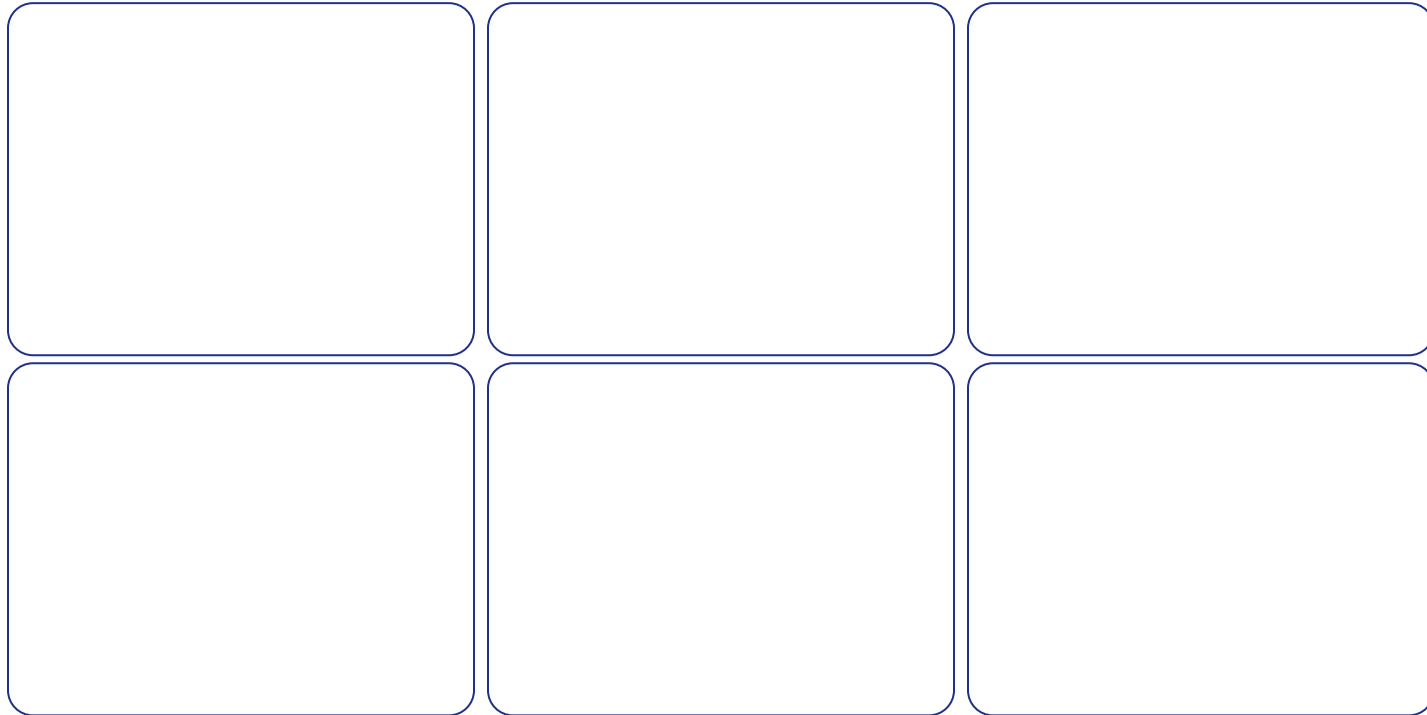


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** Daniel Henry (Waterside)  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 02871347539  
 waterside@danielhenry.co.uk  
 www.danielhenry.co.uk



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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.

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**Daniel Henry**  
 ESTATE AGENTS

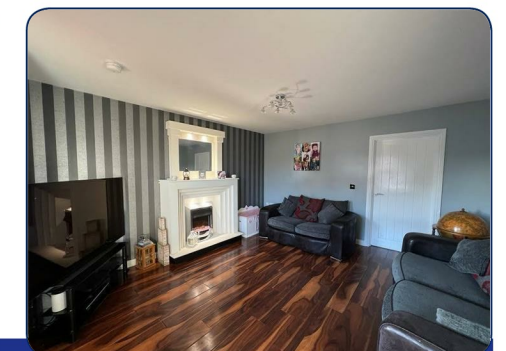
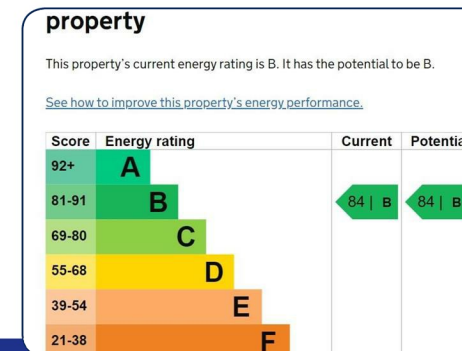
£129,950

**FOR SALE**



29 Stonybrook, Donemana, BT82 0FE

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- EPC RATING - B
- PLANS APPROVED FOR EXTENSION



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## ACCOMMODATION

### HALLWAY

Having tiled floor.

### LOUNGE

14' x 13'4" (4.27m x 4.06m)

Having magnificent ornamental fireplace with electric inset, laminated wooden floor.

### KITCHEN / DINING AREA

17'1" x 12'3" wp (5.21m x 3.73m wp)

Having excellent range of eye and low level units, granite worktop and splash back, hob, underoven, extractor hood, space for fridge / freezer, integrated dishwasher, dining space, tiled floor, French doors leading to rear garden.

### GUEST WHB & WC

Having tiled floor.

### FIRST FLOOR

### LANDING

Having hotpress and storage cupboard.

### BEDROOM 1

14'2" x 10'1" into wardrobe (4.32m x 3.07m into wardrobe)

Having built in wardrobes with sliding mirrored doors.

### BEDROOM 2

12'2" x 10' wp (3.71m x 3.05m wp)

### BEDROOM 3

8'8" x 8'3" (2.64m x 2.51m)

### BATHROOM

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

### EXTERIOR FEATURES

Net lawn to side and rear bordered by fence.

Enclosed to side by gate.

### ESTIMATED ANNUAL RATES

£738.98 (NOV 2022)

