

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£125,000

FOR SALE



134 Hollymount Park, Derry, BT47 3UR

- SEMI DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTION
- GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- GARAGE
- EPC RATING - C

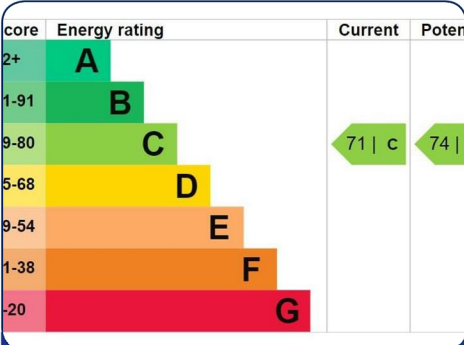
VIEWING STRICTLY BY APPOINTMENT ONLY

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**Henry**  
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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.
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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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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having cloaks cupboard, storage cupboard and laminated wooden floor.

DOWNSTAIRS WHB & WC

Having whb vanity unit, wc.

KITCHEN / DINING AREA

16' x 13'9" (4.88m x 4.19m)

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob, oven, extractor hood, plumbed for washing machine, space for fridge / freezer, plumbed for dishwasher, tiled floor.

LOUNGE

19'11" x 10'5" (6.07m x 3.18m)

Having fireplace, laminated wooden floor, French doors leading to rear.

FIRST FLOOR

LANDING

Having storage cupboard.

BEDROOM 1

11'9" x 10'1" (3.58m x 3.07m)

BEDROOM 2

14'8" x 9'9" wp (4.47m x 2.97m wp)

BEDROOM 3

11'9" x 4'10" (3.58m x 1.47m)

BEDROOM 4

9'9" x 4'9" (2.97m x 1.45m)

Having built in wardrobes with sliding doors.

SHOWER ROOM

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

EXTERIOR FEATURES

GARAGE 31'1" x 10'10" wp Having roller door, light and power points, side window and door.

Garden to front.

Concrete yard to rear enclosed by wall and fence.

Driveway.

Outside light.

ESTIMATED ANNUAL RATES

£714.34 (DEC 2022)

