

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£290,000

FOR SALE



29 Ardfada, Derry, BT47 3WH

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK AND FRENCH DOORS
- CARPETS AND BLINDS INCLUDED IN SALE
- TARMACADAM DRIVEWAY
- CUL-DE-SAC LOCATION
- SECURITY SYSTEM INSTALLED
- EPC -

VIEWING STRICTLY BY APPOINTMENT ONLY

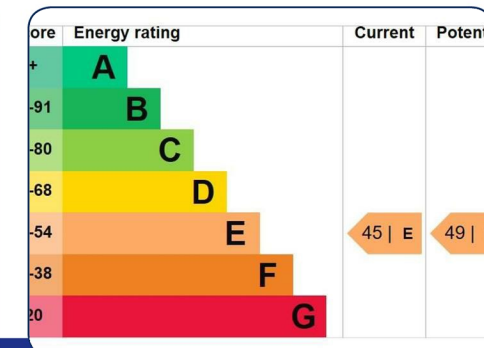
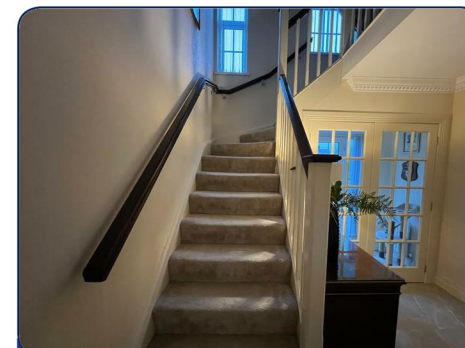
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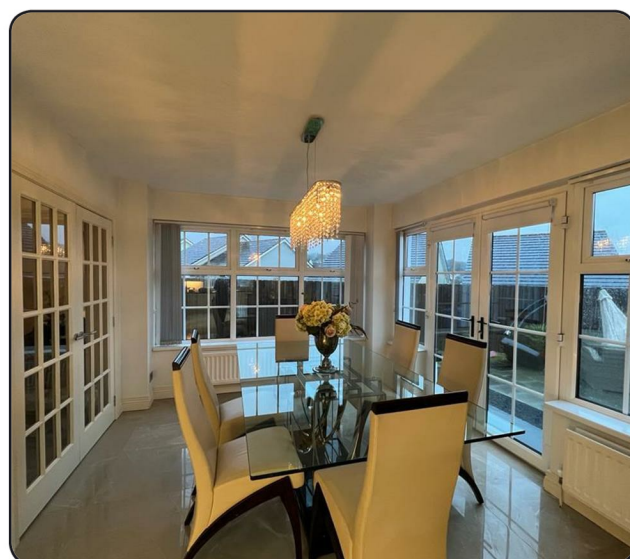
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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (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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VESTIBULE PORCH

Having porcelain tiled floor; under stairs storage cloaks cupboard. Double doors to Hallway.

ENTRANCE HALLWAY

Ceiling cornicing; tiled floor; double doors to Lounge.

LOUNGE

20'1" x 15'1" into bay (6.12m' x 4.60m' into bay)
Magnificent marble fireplace with marble hearth; gas inset; ceiling cornicing with centre rose; double doors to Kitchen/Dining

FAMILY ROOM

12'6" x 11'3" (3.81m' x 3.43m')
Having ceiling cornicing; centre rose; tiled floor

KITCHEN / DINING

29'5" x 13'7" wp (8.97m' x 4.14m wp)
Having excellent range of eye and low level units 1 1/2 bowl stainless steel sink unit with mixer taps; integrated dishwasher; space for American style fridge freezer; hob, double oven; extractor fan set in matching canopy; granite worktops; tiling between units; tiled floor; ample space for dining; recessed uplighters; french doors to rear.

UTILITY ROOM

8'1" x 7'1" (2.46m' x 2.16m')
Range of units; single drainer stainless steel sink unit with mixer taps; plumbed for automatic washing machine; tiled floor.

GUEST TOILET

Comprising wash hand basin and WC; half tiled walls; tiled floor.

FIRST FLOOR

LANDING

Spacious landing having ceiling cornicing and centre rose, double hotpress,

MASTER BEDROOM

13'8" x 11'0" (4.17m' x 3.35m')
Ceiling cornicing

BATHROOM ENSUITE

Comprising jacuzzi style bath; wash hand basin set in vanity unit and WC; fully tiled walk in shower; 1/2 tiled walls; tiled floor

BEDROOM 2

14'0" x 11'3" (4.27m' x 3.43m')

BEDROOM 3

12'10" x 11'2" (3.91m' x 3.40m')

BEDROOM 4

10'10" x 8'7" (3.30m' x 2.62m')

BATHROOM

Comprising fully tiled walk electric shower; bath with telephone hand shower to taps; wash hand basin and WC; half tiled walls; tiled floor

EXTERIOR FEATURES

Neat lawns to front and rear.
Long tarmac driveway approached by double entrance gates.
Paved patio area to rear.

ESTIMATED ANNUAL RATES

£1625.75 (January 2023)