

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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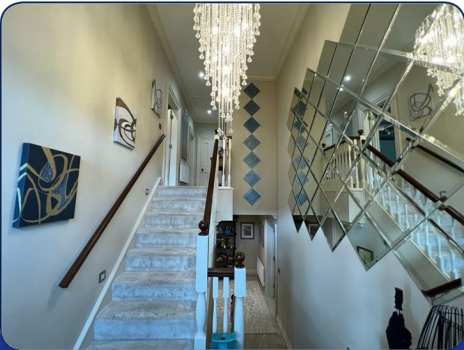
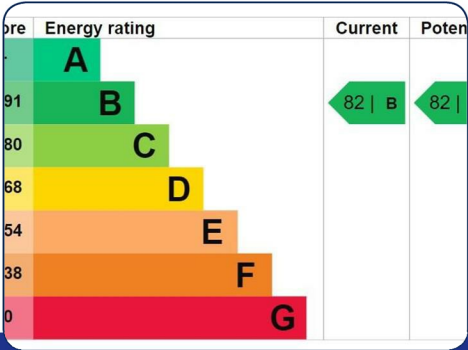
£400,000

FOR SALE

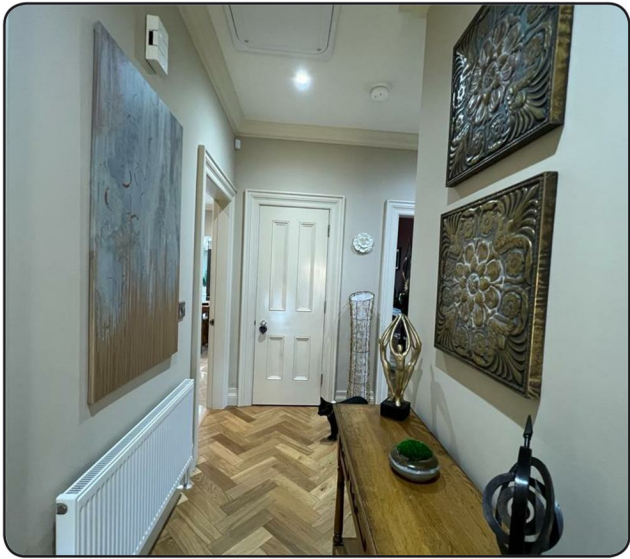


188 Barleyfields, Derry, BT48 8TQ

- DETACHED HOUSE
- 2 RECEPTION/4 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- CURTAINS & CARPETS INCLUDED IN SALE
- ORANGERY
- BRICK PAVIA DRIVEWAY.
- EPC - B



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ACCOMMODATION

ENTRANCE HALLWAY

Having feature wall mirror, staircase lighting, ceiling cornicing, recessed lighting, porcelain tiled floor. Carpeted staircase leading to first floor hall having 'Herringbone' hardwood flooring.

LOUNGE

18' x 12'7" wp (5.49m x 3.84m wp)
Having multi fuel stove set in brick surround, drop ceiling with concealed lighting.

KITCHEN

16'8" x 12'10" wp (5.08m x 3.91m wp)
Having range of eye and low level units, stainless steel sink unit set in granite worktop with matching splash back, induction hob, extractor hood, double oven, integrated dishwasher, wine rack, space for fridge / freezer, dining space, tiled floor, open plan to Orangery.

ORANGERY

12'8" x 12'1" (3.86m x 3.68m)
Having French doors, ceiling cornicing, recessed lighting, electric under floor heating.

UTILITY ROOM

Having fitted units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

BEDROOM 2

18' x 10'11" wp (5.49m x 3.33m wp)
Having ceiling cornicing, built in wardrobes with sliding mirrored doors.

EN-SUITE

Comprising multi feature walk in shower, whb and wc, mirror with Bluetooth, ceiling cornicing, 1/2 tiled walls, tiled floor.

BEDROOM 3

12'7" x 10'3" wp (3.84m x 3.12m wp)
Having ceiling cornicing, built in wardrobes with sliding mirrored doors.

BEDROOM 4

12'7" x 8'8" wp (3.84m x 2.64m wp)
Having ceiling cornicing, hardwood 'Herringbone' floor.

BATHROOM

Comprising bath with hand shower attachment to taps, fully tiled walk in shower, whb and wc, 1/2 tiled walls, tiled floor, ceiling cornicing, recessed lighting.

LOWER GROUND FLOOR

HALLWAY

Having understairs storage and tiled floor.

MASTER BEDROOM

18'4" x 10'8" wp (5.59m x 3.25m wp)
Having ceiling cornicing, dual aspect.

EN-SUITE

Comprising fully tiled multi feature shower, WHB and WC, 1/2 tiled walls, tiled floor, recessed lighting.

INTEGRAL GARAGE

22'5" x 12'6" (6.83m x 3.81m)
Having electric roller door, light and power points, side door and window.

EXTERIOR FEATURES

Paved driveway to front.
Paved patio area with pergola.
Lawn to rear bordered by mature Laurel hedging and wall.
Enclosed to rear by wrought iron gate.

ESTIMATED ANNUAL RATES

1921.34 (FEB 2023)

