

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

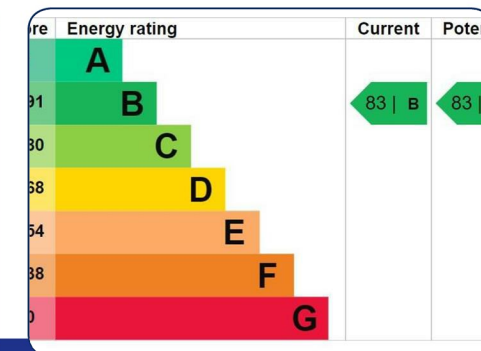
£270,000

FOR SALE

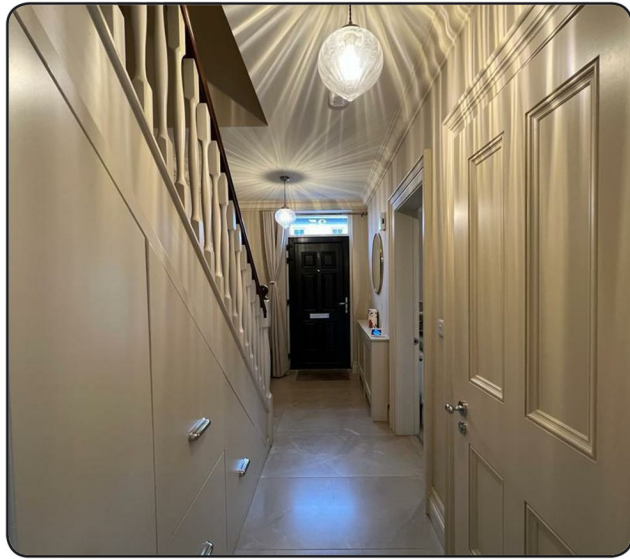


35 Barleyfields, Derry, BT48 8TN

- SEMI DETACHED HOUSE
- 4 BEDROOMS/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- CARPETS INCLUDED IN SALE
- GENEROUS LAWN TO REAR
- EPC B



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ACCOMMODATION

HALLWAY

Having bespoke understairs storage, ceiling corning and tiled floor.

GUEST WHB & WC

Having ceiling corning, 1/2 tiled walls, tiled floor.

LOUNGE

14'8" x 13'8" wp (4.47m x 4.17m wp)

Having ceiling corning.

KITCHEN / DINING AREA

22'3" x 11'5" (6.78m x 3.48m)

Having excellent range of eye and low level units, matching worktop and splashback, 1 1/2 bowl stainless steel sink unit with mixer taps, double oven, hob, extractor hood, integrated fridge / freezer and dishwasher, breakfast bar with storage under, ample dining space with French doors, ceiling corning, recessed lighting, tiled floor.

UTILITY ROOM

Having sink unit, range of units, plumbed for washing machine, space for tumble dryer, ceiling corning, tiled floor.

FIRST FLOOR

LANDING

Having storage cupboard.

MASTER BEDROOM

14'8" x 12'1" wp (4.47m x 3.68m wp)

Having built in wardrobes with sliding mirrored doors.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, recessed lighting, 1/2 tiled walls, tiled floor.

BEDROOM 2

11'10" x 9'6" wp (3.61m x 2.90m wp)

BEDROOM 3

9'8" x 9'7" (2.95m x 2.92m)

BEDROOM 4

10'1" x 9'6" (3.07m x 2.90m)

BATHROOM

Comprising bath, whb set in vanity unit, wc, fully tiled walk in shower, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawn to rear bordered by mature laurel hedging.

Enclosed to rear by fence and gate.

Paved patio area.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1379.42 (MARCH 2023)

