

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£149,950

FOR SALE



108 Butlers Wharf, L'Derry, BT47 6SR

- END TOWN HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO REAR
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

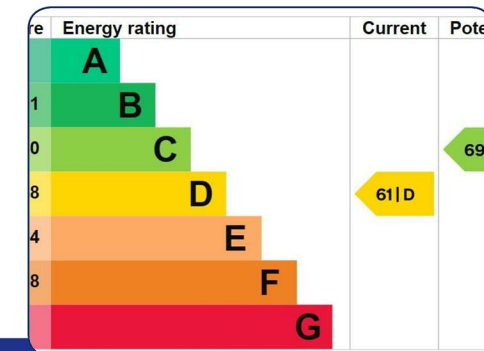
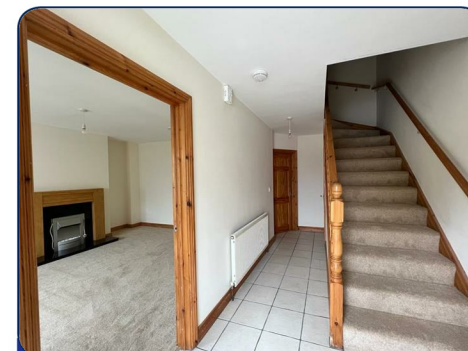
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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THE PROPERTY COMPRISES:

EXTERIOR FEATURES

Lawn to rear.

ESTIMATED ANNUAL RATES

£1160.28 (APRIL 2023)

ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

18'4" x 13'9" wp (5.59m x 4.19m wp)

Having fireplace.

KITCHEN / DINING AREA

14'10" x 12'6" (4.52m x 3.81m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, plumbed for dishwasher, dining space, tiled floor, French doors leading to garden.

UTILITY ROOM

Having low level units, sink unit with mixer taps, space for fridge / freezer, plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

11'6" x 10'4" (3.51m x 3.15m)

Having door leading to Juliet balcony.

EN-SUITE

Comprising tiled walk in shower, whb and wc, tiled floor.

BEDROOM 2

12'2" x 7'1" (3.71m x 2.16m)

BEDROOM 3

10'1" x 7'7" (3.07m x 2.31m)

BEDROOM 4

9'11" x 6'7" (3.02m x 2.01m)

BATHROOM

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

