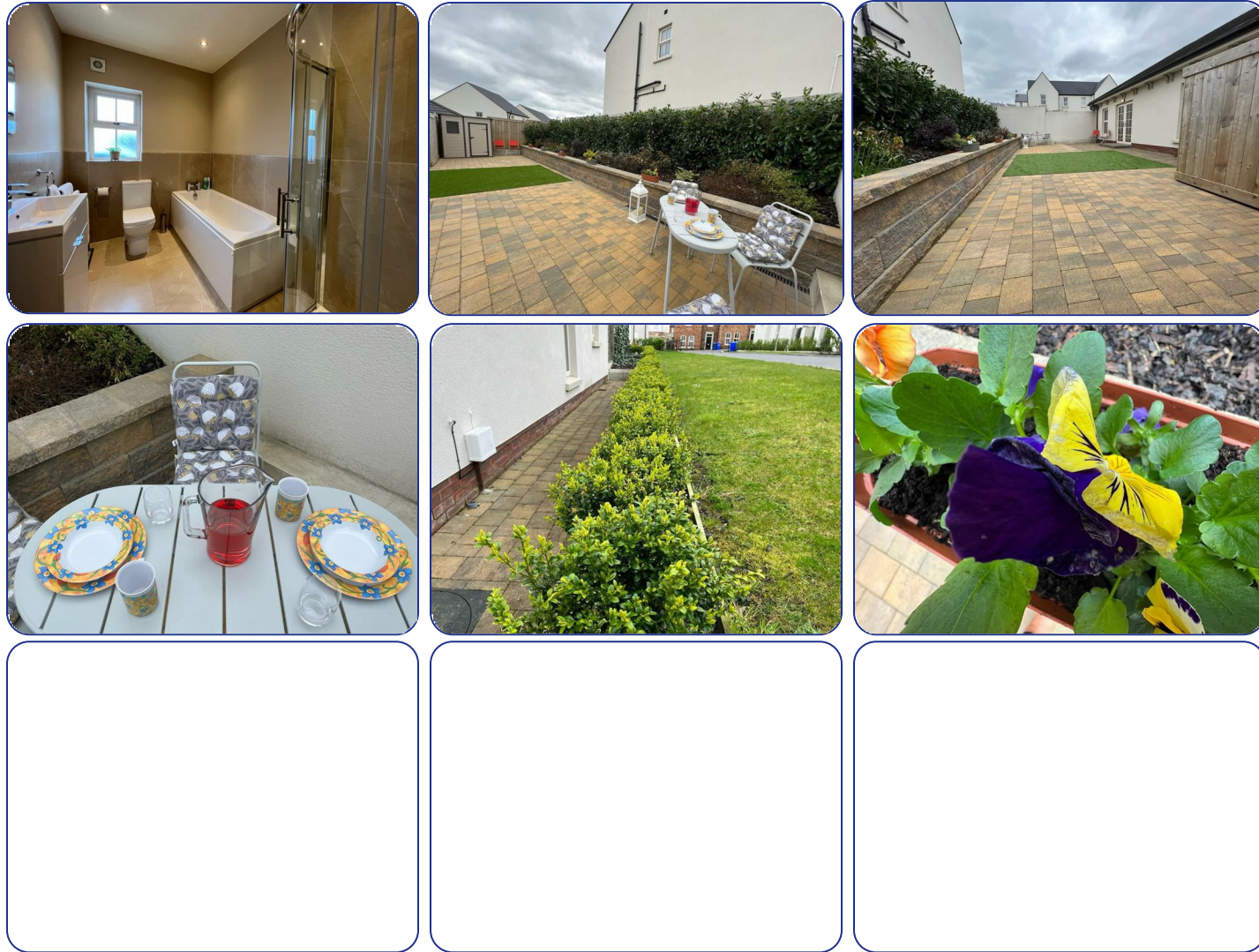


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
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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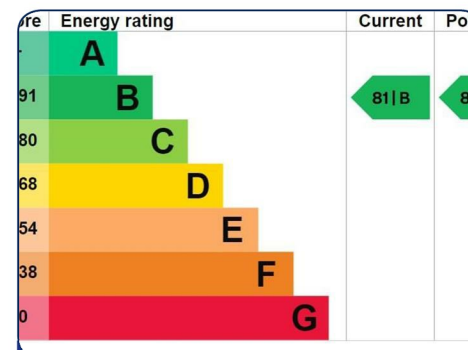
Daniel Henry
ESTATE AGENTS

£249,950



148 Barleyfields, Derry, BT48 8TQ

- DETACHED BUNGALOW
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE PVC FRONT DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING - B
- NEAT LAWNS WITH BOX HEDGING TO SIDE



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ACCOMMODATION

SPACIOUS HALLWAY

Having tiled floor.

LOUNGE

14'6" x 12'7" (4.42m x 3.84m)

Having magnificent ornamental fireplace with electric inset, matching hearth, dual aspect.

KITCHEN / DINING AREA

15'6" x 11' (4.72m x 3.35m)

Having excellent range of eye and low level units, stainless steel sink unit set in 'Quartz' worktop with matching upstand, hob, double oven, stainless steel extractor hood, integrated fridge / freezer, dishwasher and washing machine, recessed lighting, storage cupboard, dining space, tiled floor, French doors leading to paved yard.

BEDROOM 1

13'3" x 10'10" wp (4.04m x 3.30m wp)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 2

11'2" x 9'5" (3.40m x 2.87m)

BATHROOM

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

EXTERIOR FEATURES

Neat lawn front and side.

Box hedge to side.

Enclosed to rear by wall, fence and gate.

Large paved patio area leading to lawn laid out in artificial grass, bordered with feature stone wall with raised flower beds.

Excellent outdoor space for summer dining.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1054.80 (APRIL 2023)

