

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£82,500

**FOR SALE**



**43 Glenfada Park, Derry, BT48 9DR**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: Daniel Henry (Cityside)**  
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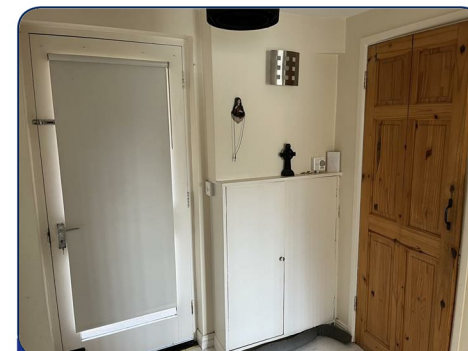
- GROUND FLOOR APARTMENT
- 1 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- BLINDS INCLUDED IN SALE
- EPC RATING

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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.
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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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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### LOUNGE

16'0" x 11'5" (4.9 x 3.5)

Having recessed lighting and laminated wooden floor.

#### HALLWAY

Having laminated wooden floor.

#### KITCHEN

11'9" x 6'10" (3.6 x 2.1)

Having eye and low level units, tiling between units, stainless steel sink unit, plumbed for washing machine, wired for cooker, extractor fan, storage cupboard.

#### BEDROOM 1

11'5" x 8'6" (3.5 x 2.6)

Having built in wardrobe and laminated wooden floor.

#### SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, extractor fan.

#### EXTERIOR FEATURES

Concrete area to front enclosed by double gates.

Small enclosed rear yard with perspex covered area for drying clothes.

#### ESTIMATED ANNUAL RATES

£506.30 (SEPT 2023)

