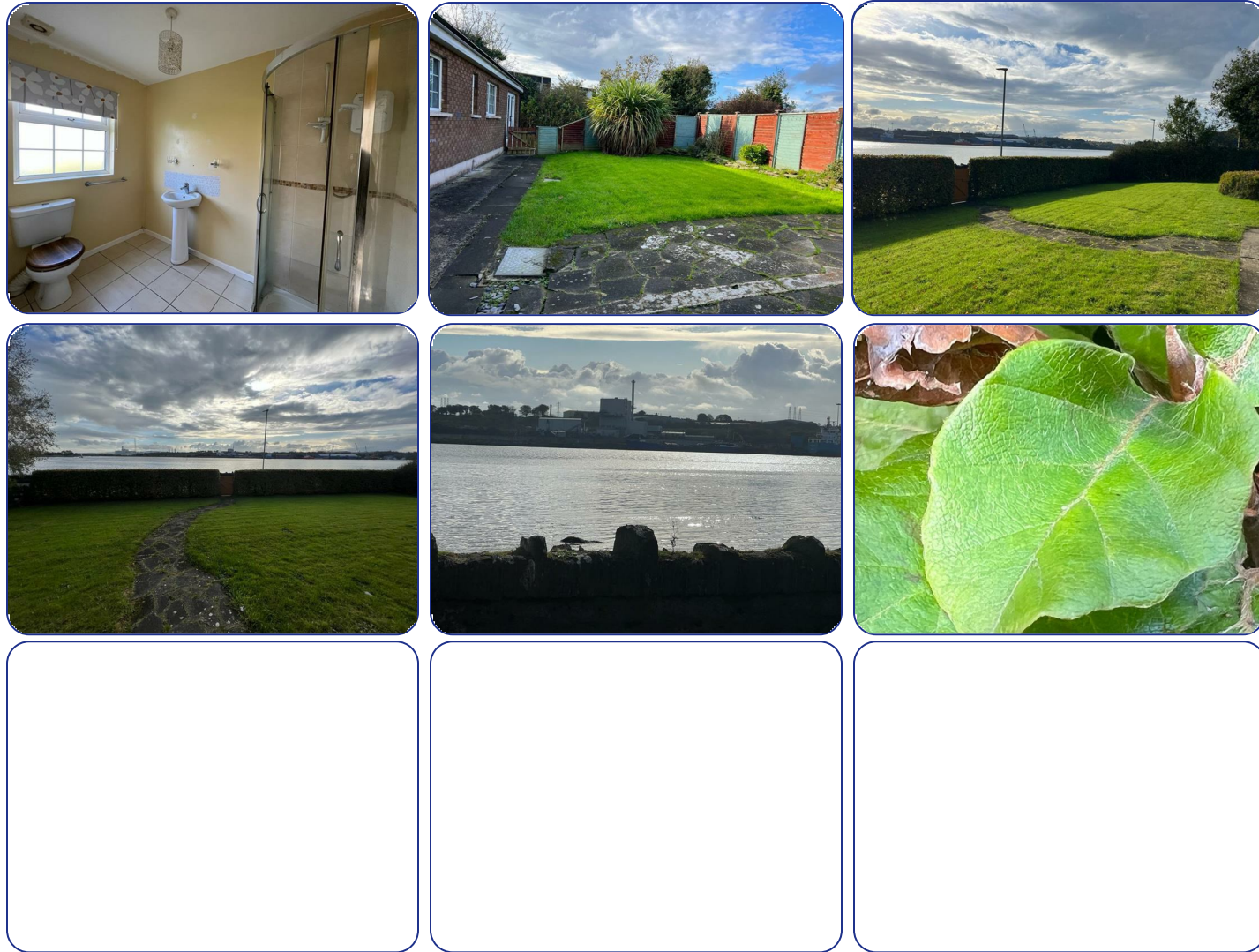


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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

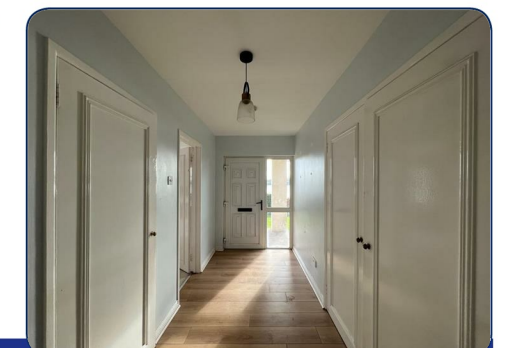
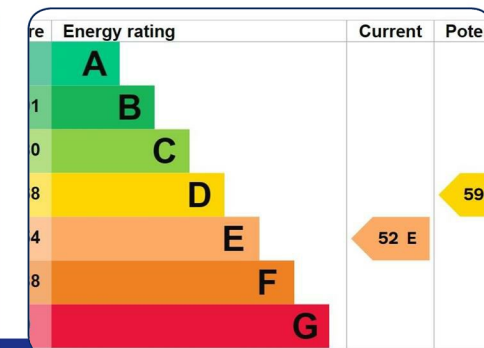
£250,000

**FOR SALE**



4 Cooleen Park, Derry, BT48 8AQ

- DETACHED BUNGALOW
- 4 BEDROOM / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & FRENCH DOORS
- CUL-DE-SAC LOCATION
- LAWNS TO FRONT, SIDE & REAR
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having cloaks cupboard, hotpress and laminated wooden floor.

### LOUNGE

15'7" x 13'8" (4.75m x 4.17m)

Having fireplace and laminated wooden floor.

### FAMILY ROOM/OFFICE

24' x 9'9" (7.32m x 2.97m)

Previously garage. Having French doors leading to rear.

### KITCHEN / DINING AREA

15'7" x 13'5" (4.75m x 4.09m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, walk in larder, French doors to rear, tiled floor.

### UTILITY ROOM

Plumbed for washing machine, space for tumble dryer, tiled floor.

### MASTER BEDROOM

12'7" x 9'8" (3.84m x 2.95m)

Having wall to wall units with sliding mirrored doors.

### EN-SUITE

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

### BEDROOM 2

13'5" x 11'5" wp (4.09m x 3.48m wp)

Having built in wardrobes and laminated wooden floor.

### BEDROOM 3

11'5" x 9'5" (3.48m x 2.87m)

Having double built in wardrobe and laminated wooden floor.

### BEDROOM 4

9'5" x 8'5" (2.87m x 2.57m)

Having double built in wardrobes and laminated wooden floor.

### SHOWER ROOM

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

### EXTERIOR FEATURES

Lawns to front, side and rear. Cul-de-sac location. Views of River Foyle.

### ESTIMATED ANNUAL RATES

£2320.56 (OCT 2023)

