

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£99,950

**FOR SALE**



**8 Primity Crescent, Newbuildings, BT47 2QY**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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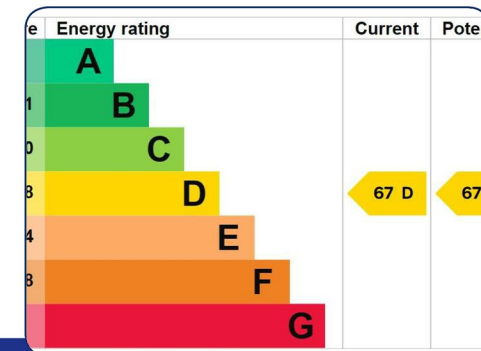
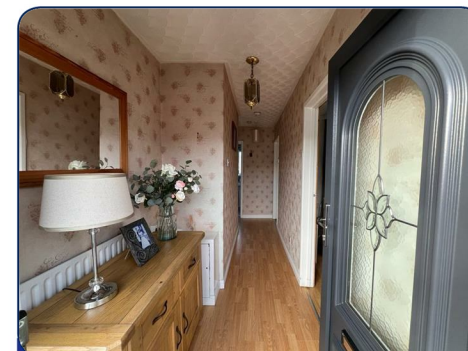
- END TERRACE BUNGALOW
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- BLINDS INCLUDED IN SALE
- PVC FASCIA & GUTTERING
- GARAGE
- EPC RATING -

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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.
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**

**HALLWAY**

Having laminated wooden floor.

**LOUNGE**

11'10" x 11'3" (3.61m x 3.43m)

Having ornamental fireplace, ceiling cornicing.

**KITCHEN**

11'3" x 8'11" (3.43m x 2.72m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine, integrated fridge, dining space.

**BEDROOM 1**

11'10" x 11'3" wp (3.61m x 3.43m wp)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

**BEDROOM 2**

8'11" x 8'1" (2.72m x 2.46m)

Having laminated wooden floor.

**BATHROOM**

Comprising bath with shower fitting to taps, whb and wc, fully tiled walls and floor.

**EXTERIOR FEATURES**

Decked patio area leading to yard.

**GARAGE**

Having up and over door, light and power points.

**ESTIMATED ANNUAL RATES**

£527.40 (JAN 2024)

