

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£105,000

**FOR SALE**



128 Ard Grange, Derry, BT48 0SF

- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- IDEAL INVESTMENT OPPORTUNITY
- CONVENIENT TO LOCAL AMENITIES

**VIEWING STRICTLY BY APPOINTMENT ONLY**

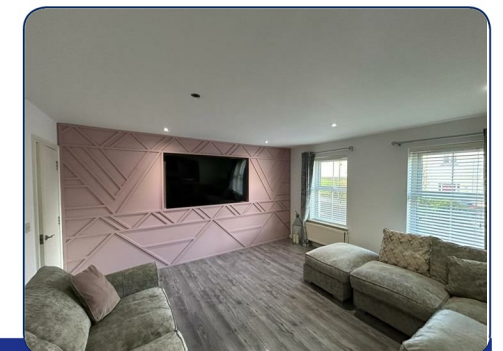
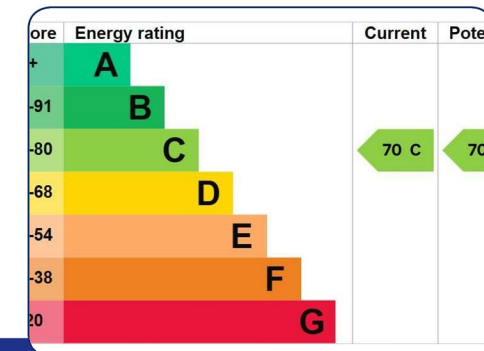
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having storage cupboard and laminated wooden floor.

#### LOUNGE

14'6" x 13'10" (4.42m x 4.22m)

Having recessed lighting and laminated wooden floor.

#### KITCHEN

13'10" x 10'11" (4.22m x 3.33m)

Having eye and low level units, tiling between units, 1 / 2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine and dishwasher, ample dining space, tiled floor.

#### BEDROOM 1

14'10" x 10'6" (4.52m x 3.20m)

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

#### EN-SUITE

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

#### BEDROOM 2

13'4" x 8'8" (4.06m x 2.64m)

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

#### BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, recessed lighting, tiled floor.

#### ESTIMATED ANNUAL RATES

£1002.06 (JAN 2024)

