

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£105,000



VIEWING STRICTLY BY APPOINTMENT ONLY

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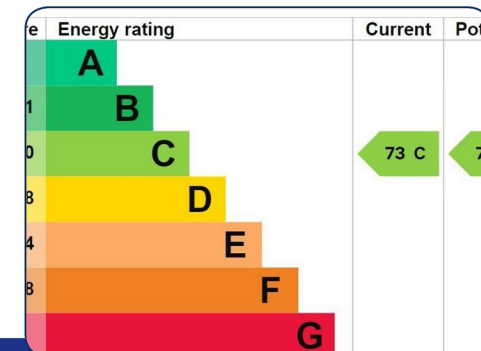


149 Ard Grange, Derry, BT48 0SF

- TOP FLOOR APARTMENT
- 2 BEDROOM / 1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- BLINDS INCLUDED IN SALE
- IDEAL INVESTMENT OPPORTUNITY
- CONVENIENT TO LOCAL AMENITIES
- EPC - C

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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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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

HALLWAY

Having laminated wooden floor.

LOUNGE

14'9" x 14'9" (4.50m x 4.50m)

Having ornamental fireplace with electric inset, recessed lighting, laminated wooden floor.

KITCHEN / DINING AREA

14' x 11'1" (4.27m x 3.38m)

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

MASTER BEDROOM

15'1" x 10'4" (4.60m x 3.15m)

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

EN-SUITE

Comprising fully tiled walk in shower, whb with tiling around, wc, tiled floor.

BEDROOM 2

13'5" x 8'8" (4.09m x 2.64m)

Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb with tiling around, wc, fully tiled walk in electric shower, recessed lighting, extractor fan, tiled floor.

ESTIMATED ANNUAL RATES

£1002.06 (JAN 2024)

