

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£150,000

**FOR SALE**



**107 Knockwellan Park, L'Derry, BT47 2JE**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent: Daniel Henry (Waterside)**  
 34 Spencer Road, Londonderry BT47 6AA  
 Tel. 02871347539  
 waterside@danielhenry.co.uk  
 www.danielhenry.co.uk

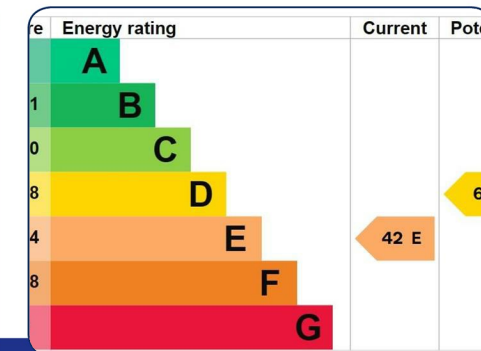
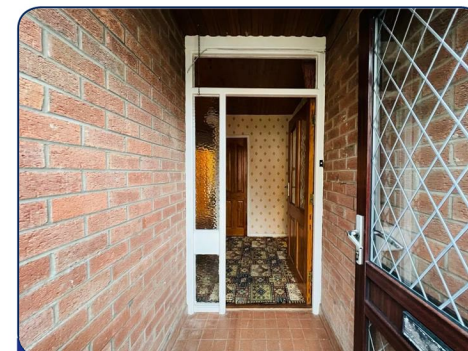
- SEMI DETACHED CHALET BUNGALOW
- 5 BEDROOMS/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- GARDENS TO FRONT & REAR
- GARAGE
- EPC RATING -



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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



**THE PROPERTY COMPRISES:**

**EXTERIOR FEATURES**

Lawns to front and rear.  
Driveway to side leading to Garage.

**ESTIMATED ANNUAL RATES**

£1002.06 (MARCH 2024)

**ACCOMMODATION**

**VESTIBULE PORCH**

Having tiled floor.

**HALLWAY**

Having understairs storage and hotpress.

**LOUNGE**

17'6" x 11'8" wp (5.33m x 3.56m wp)

Having tiled fireplace with back boiler.

**KITCHEN / DINING AREA**

20'9" x 8'7" (6.32m x 2.62m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor hood, plumbed for washing machine, storage cupboard, dining space, tiled floor.

**BEDROOM 1**

12'2" x 8'7" (3.71m x 2.62m)

**BEDROOM 2**

11'1" x 9'2" (3.38m x 2.79m)

**BEDROOM 3 / FAMILY ROOM**

11' x 7'8" (3.35m x 2.34m)

**BATHROOM**

Comprising bath, whb and wc, fully tiled walls and floor.

**FIRST FLOOR**

**LANDING**

Having built in storage cupboard and access to attic storage.

**BEDROOM 4**

11'9" x 10'8" wp (3.58m x 3.25m wp)

Access to attic storage.

**BEDROOM 5**

11'9" x 8'8" (3.58m x 2.64m)

Access to attic storage.

**GARAGE**

Having roller door, light and power points.

