

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
 ESTATE AGENTS

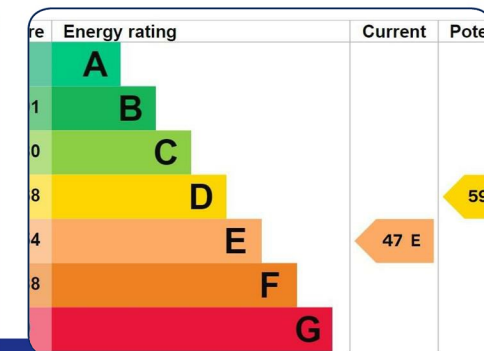
£235,000

**FOR SALE**



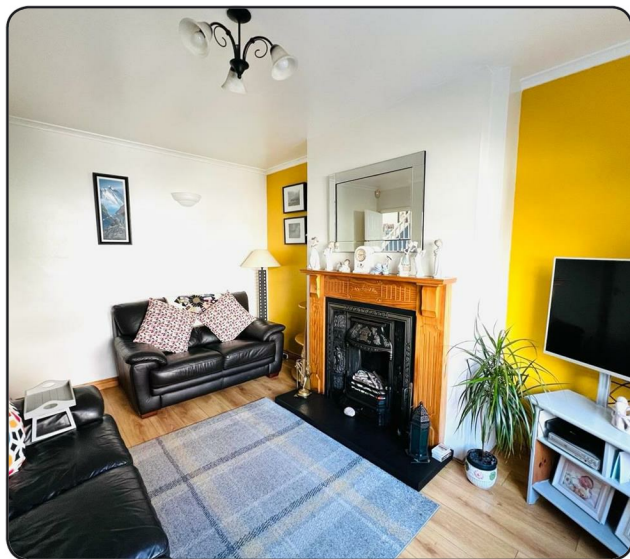
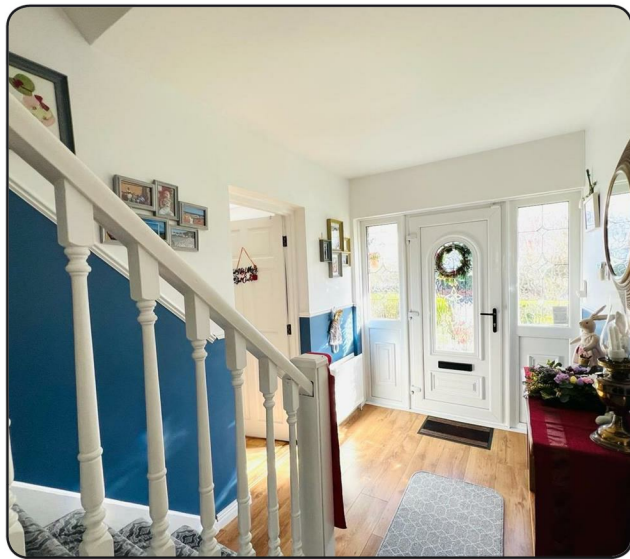
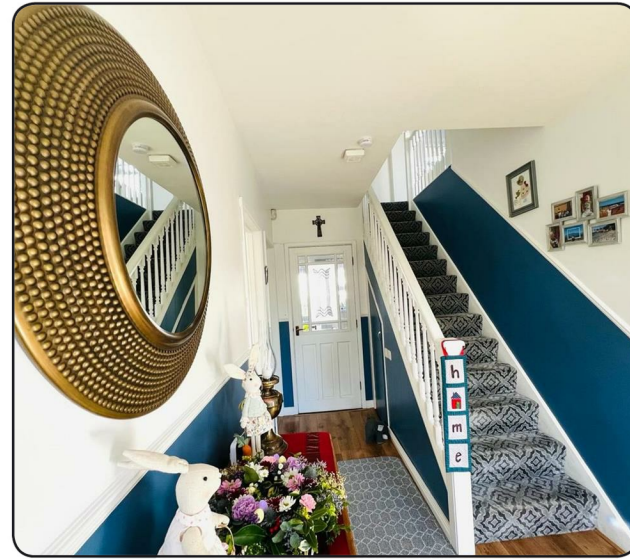
**22 Ballynasilloe Avenue, Derry, BT48 7SU**

- SEMI DETACHED HOUSE
- 4 BEDROOMS/3 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- NEAT LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING - E



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## ACCOMMODATION

### HALLWAY

Having understairs storage and laminated wooden floor.

### LOUNGE

14'3" x 10'1" wp (4.34m x 3.07m wp)

Having attractive fireplace, wall light points, laminated wooden floor.

### FAMILY ROOM

10'9" x 10'7" (3.28m x 3.23m)

Having ceiling cornicing and laminated wooden floor.

### STUDY / DINING ROOM

11'4" x 9'10" (3.45m x 3.00m)

Having ceiling cornicing and laminated wooden floor.

### KITCHEN / DINING AREA

17'11" x 10'7" (5.46m x 3.23m)

Having range of eye and low level units with tiling between, plate rack, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Aga' cooker with brick overmantle, gas hob, plumbed for washing machine, dining space tiled floor.

## FIRST FLOOR

### SPACIOUS LANDING

### TOILET & WHB OFF

Having hotpress, 1/2 tiled walls and tiled floor.

### BEDROOM 1

13'10" x 10' (4.22m x 3.05m)

### BEDROOM 2

10'6" x 10' wp (3.20m x 3.05m wp)

Having built in wardrobes with sliding mirrored doors.

### BEDROOM 3

10'7" x 9'9" (3.23m x 2.97m)

### BEDROOM 4

10'2" x 7'4" wp (3.10m x 2.24m wp)

Having built in wardrobe.

### BATHROOM

Comprising bath, whb set in vanity unit, wc, fully tiled walk in electric shower, remaining walls 1/2 tiled, tiled floor.

## EXTERIOR FEATURES

Neat lawn to front stocked with abundance of flowers, plants trees and shrubs.

Neat lawn to rear.

Enclosed yard to rear.

Driveway to rear leading to garage.

## GARAGE

Having up roller door, light and power points, plumbed for washing machine.

## ESTIMATED ANNUAL RATES

£1740.42 (MARCH 2024)

