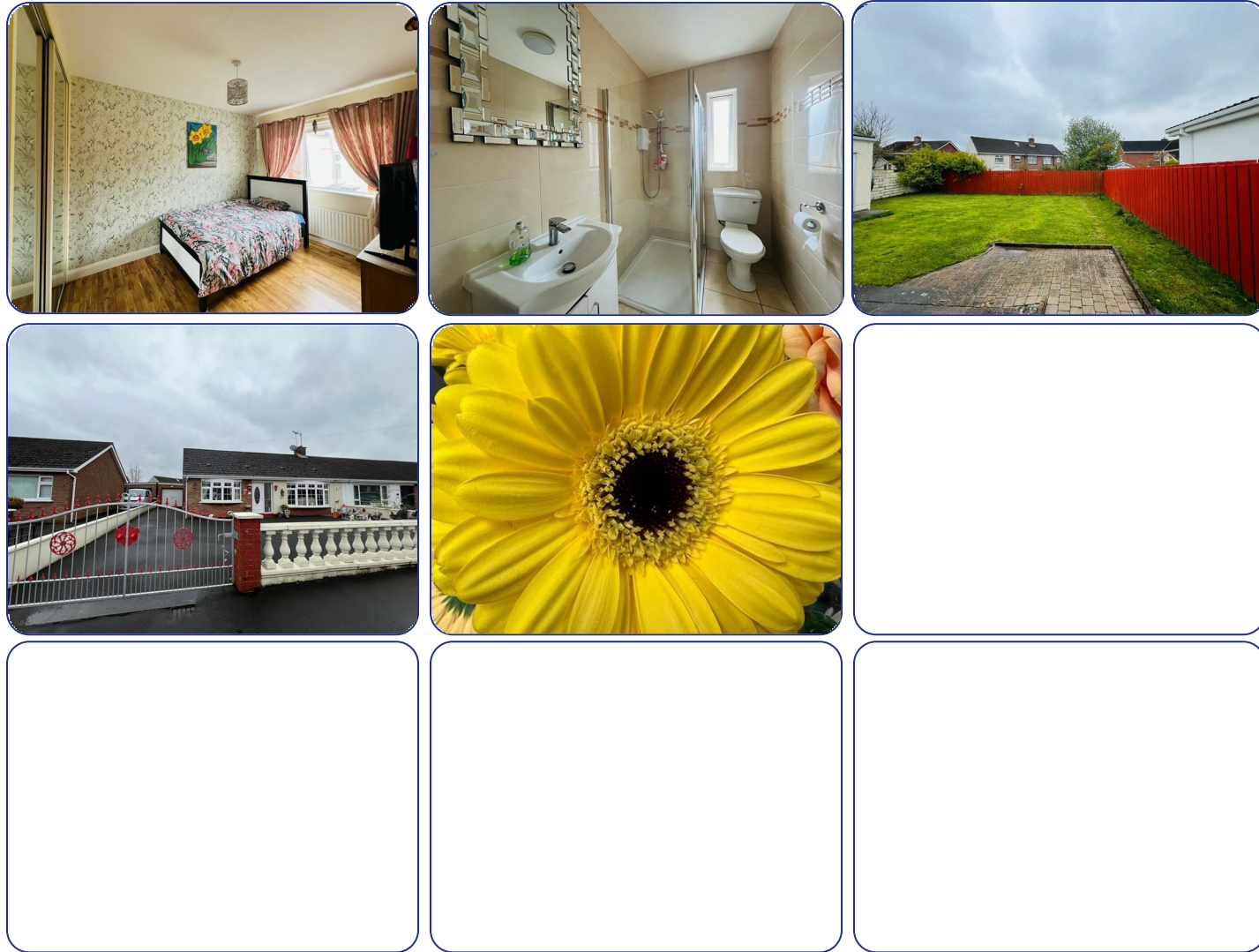


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Cityside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 028 7134 7539
 cityside@danielhenry.co.uk
 www.danielhenry.co.uk



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.

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www.propertypal.com

Daniel Henry
 ESTATE AGENTS

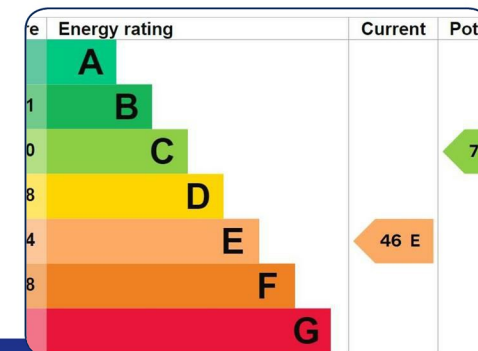
£210,000

FOR SALE

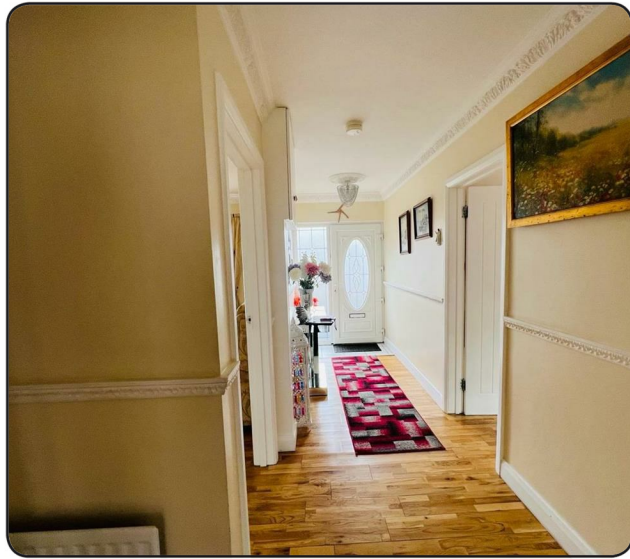


4 Kingsfort Park, Derry, BT48 7SY

- BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWN TO REAR
- TARMAC DRIVEWAY
- GARAGE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having ceiling cornicing and semi-solid wooden floor.

LOUNGE

16'8" x 13'2" (5.08m x 4.01m)

Having ornamental fireplace with cast iron inset, granite hearth, ceiling cornicing, semi-solid wooden floor.

KITCHEN

11'5" x 10'5" (3.48m x 3.18m)

Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, extractor fan, dining space, tiled floor.

BEDROOM 1

11'9" x 11'2" (3.58m x 3.40m)

Having built in wardrobes with sliding mirrored doors, semi-solid wooden floor.

BEDROOM 2

11'9" x 11'5" (3.58m x 3.48m)

Having built in wardrobe with sliding mirrored doors, semi-solid wooden floor.

SUN ROOM / FAMILY ROOM

16'4" x 8'10" (4.98m x 2.69m)

Having laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb set in vanity unit, wc, fully tiled walls and floor.

GARAGE

19'7" x 10'9" (5.97m x 3.28m)

Having roller door, light and power points.

EXTERIOR FEATURES

Neat lawn to rear enclosed by wall, fence and gate.

Walled to front with double entrance gates.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1444.56 (APRIL 2024)

