

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£195,000



VIEWING STRICTLY BY APPOINTMENT ONLY

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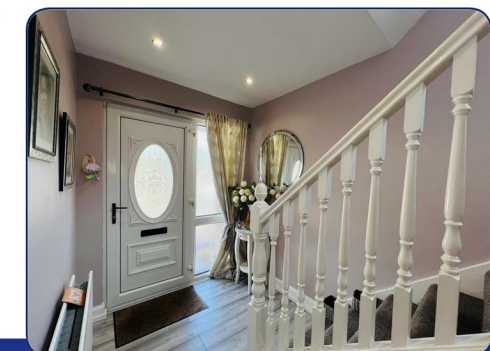
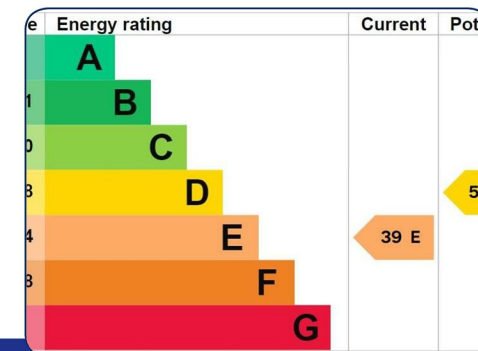
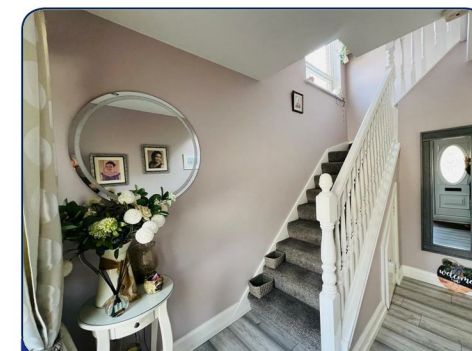


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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be 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.

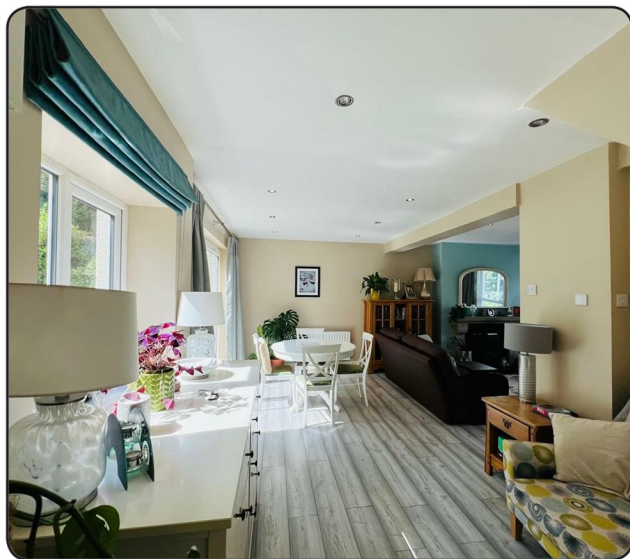
32 Prehen Park, Derry, BT47 2PA

- SEMI DETACHED HOUSE
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & REAR DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- NEAT LAWN TO REAR
- EPC RATING - E



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ACCOMMODATION

HALLWAY

Having recessed lighting and laminated wooden floor.

LOUNGE / DINING AREA

22'5" x 19'11" wp (6.83m x 6.07m wp)

Having attractive fireplace, understairs storage cupboard, recessed lighting, laminated wooden floor, ample dining space with patio doors.

KITCHEN

12'3" x 8'10" (3.73m x 2.69m)

Having eye and low level units with concealed lighting under, glazed display cupboards, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, hob, 'Beko' double oven, stainless steel extractor hood, space for fridge/freezer, recessed lighting, laminate floor.

UTILITY ROOM

Plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

GUEST WHB & WC

Having whb set in vanity unit, wc, extractor fan, recessed lighting, laminated wooden floor.

FIRST FLOOR

BEDROOM 1

11'2" x 11'8" (3.40m x 3.56m)

Having built in wardrobe.

BEDROOM 2

11'2" x 10'1" (3.40m x 3.07m)

BEDROOM 3

8'7" x 8' (2.62m x 2.44m)

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, recessed lighting, feature radiator, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Tarmac driveway to front.

Neat lawn to rear bordered by mature shrubs and trees.

Enclosed to side by gate.

Patio area.

Outside light and tap.

STORE

9'4" x 9'1" (2.84m x 2.77m)

Having roller door.

ESTIMATED ANNUAL RATES

£1000.08 (MAY 2024)

