

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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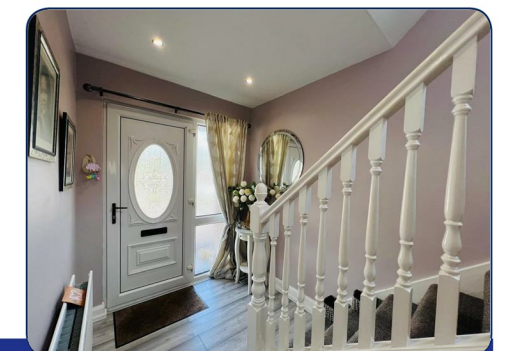
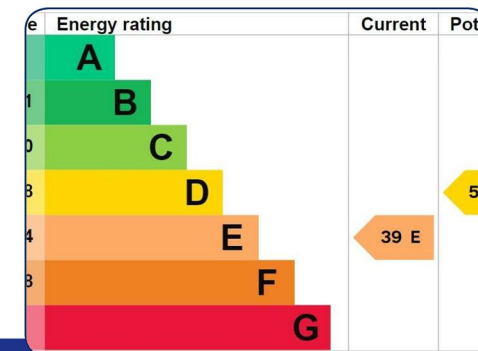
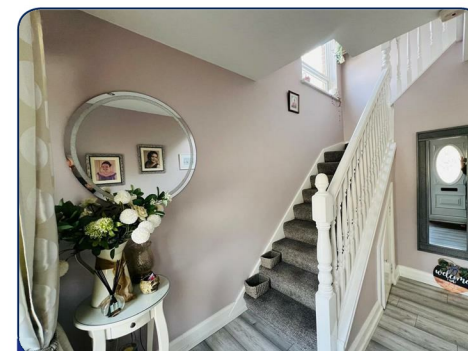
Daniel Henry
ESTATE AGENTS

£195,000

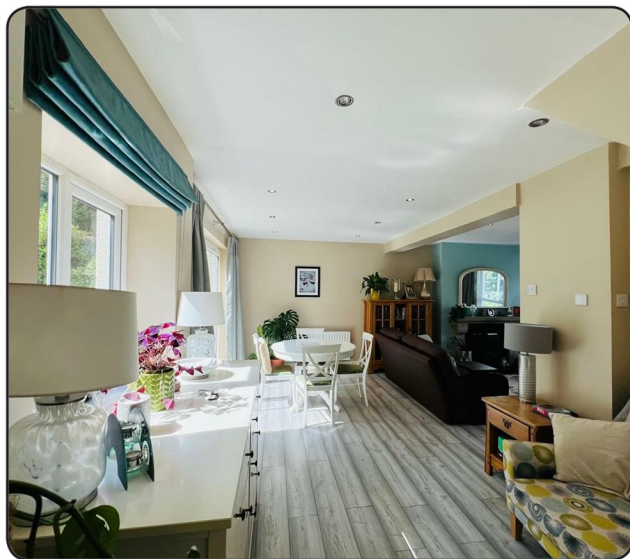


32 Prehen Park, Derry, BT47 2PA

- 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)

