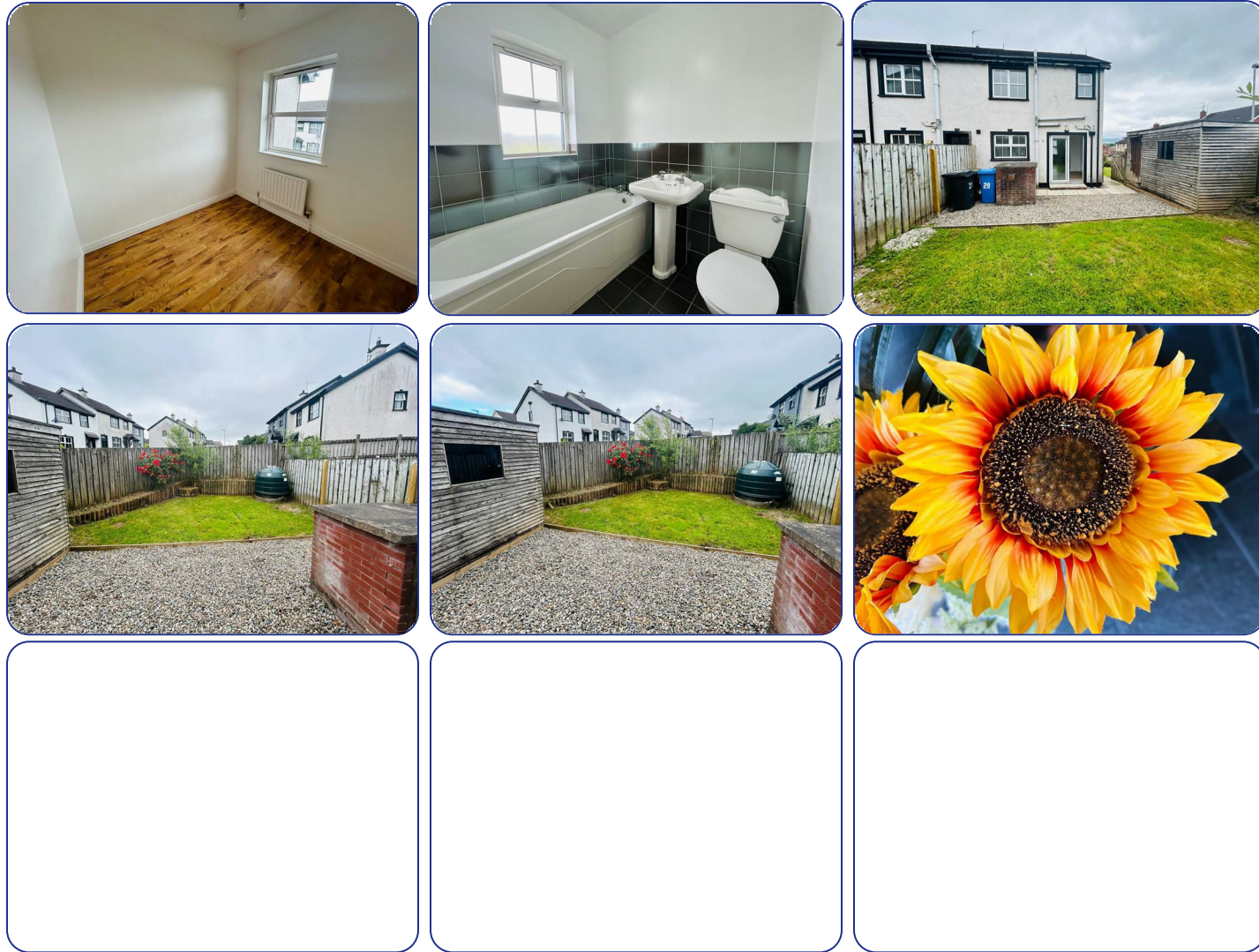


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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



- 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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**Daniel Henry**  
 ESTATE AGENTS

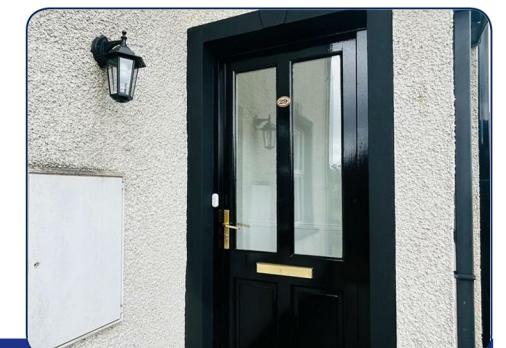
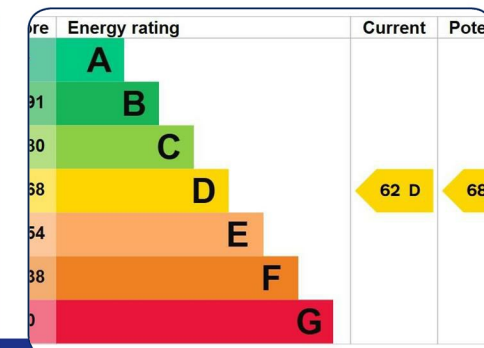
£129,950

**FOR SALE**

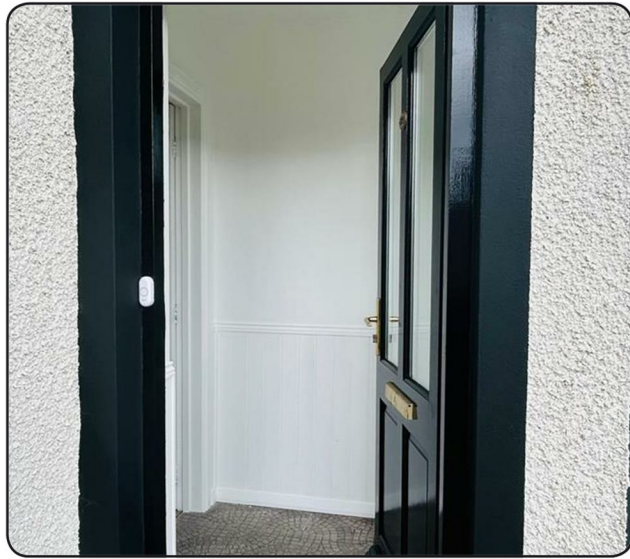


**29 Coneyburrow, Strathfoyle, BT47 6YD**

- END TOWNHOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- MOSTLY WOODEN FLOORS
- PANELLLED INTERNAL DOORS
- NEAT LAWNS TO SIDE AND TO REAR
- TARMAC PARKING TO FRONT.



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## ACCOMMODATION

### VESTIBULE PORCH

Having 1/2 panelled walls, tiled floor.

### LOUNGE

16'3" x 13'11" (4.95m x 4.24m)

Having attractive fireplace, understairs storage, laminated wooden floor.

### KITCHEN / DINING ROOM

16'3" x 8'4" (4.95m x 2.54m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer, plumbed for washing machine, tiled floor in kitchen area, laminated wooden floor in dining area, patio doors.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

13' x 8'6" (3.96m x 2.59m)

Having laminated wooden floor.

#### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, fully tiled walk in electric shower, extractor fan, fully tiled walls, wooden floor.

#### BEDROOM 2

8'4" x 7'9" (2.54m x 2.36m)

Having laminated wooden floor.

#### BEDROOM 3

7'9" x 7'7" (2.36m x 2.31m)

Having laminated wooden floor.

#### BATHROOM

Comprising bath, whb & wc, extractor fan, partly tiled walls and tiled floor.

### EXTERIOR FEATURES

Parking to front.

Neat lawn to side bordered by fence.

Enclosed yard and lawn to rear.

Outside light and tap.

Garden shed.

### ESTIMATED ANNUAL RATES

£722.28 (JUNE 2024)

