

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel Henry**  
ESTATE AGENTS

£140,000

**FOR SALE**



**9 Fincairn Cottage Square, Drumahoe, BT47 3FJ**

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- OAK INTERNAL DOORS
- PARKING TO FRONT
- PAVED YARD TO REAR
- CONVENIENT TO ALTNAGELVIN HOSPITAL
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

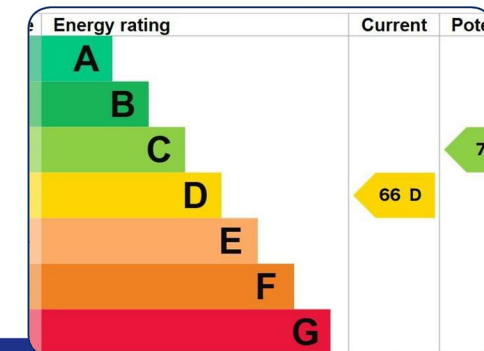
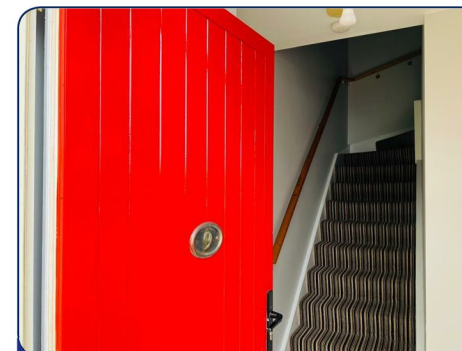
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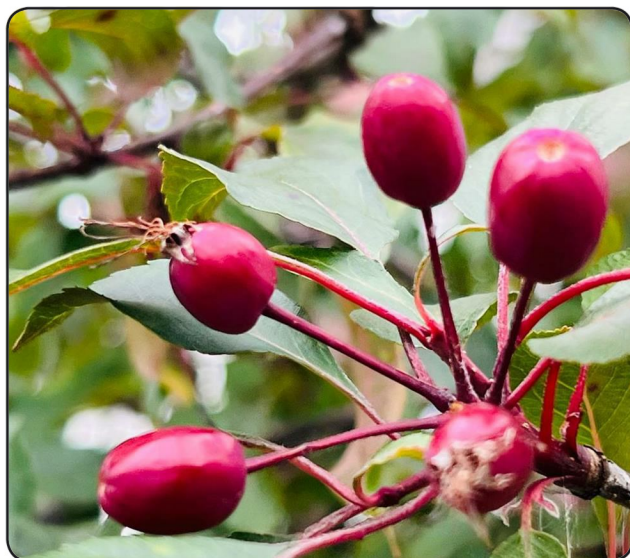
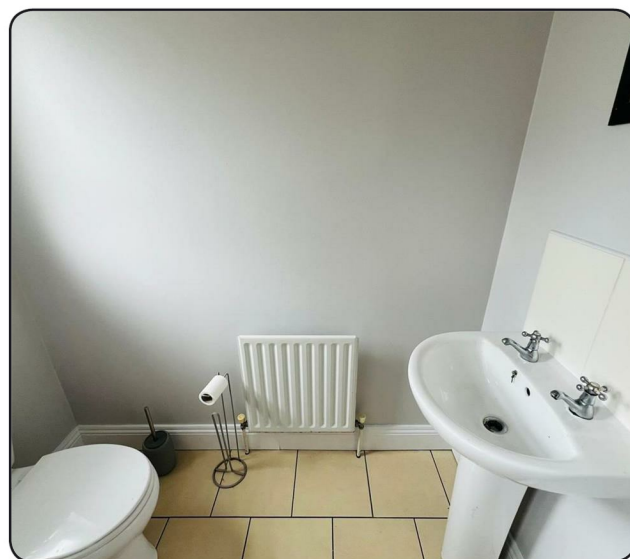
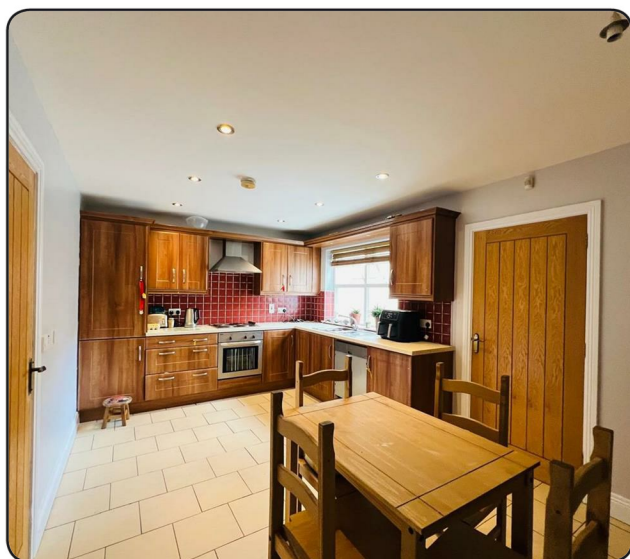
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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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.

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## ACCOMMODATION

### HALLWAY

Having tiled floor.

### LOUNGE

15' x 13'5" (4.57m x 4.09m)

Having fireplace, ceiling cornicing, understairs storage, laminated wooden floor.

### KITCHEN

18'2" x 10'1" (5.54m x 3.07m)

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 dishwasher, dining space, recessed lighting, tiled floor.

### UTILITY ROOM

Having sink unit, plumbed for washing machine, space for tumble dryer, tiled floor.

### GUEST WHB & WC

Having tiled floor.

### FIRST FLOOR

#### MASTER BEDROOM

11'10" x 11'4" (3.61m x 3.45m)

Having built in wardrobes with sliding mirrored doors, hotpress.

#### EN-SUITE

Comprising fully walk in shower, WHB and WC, recessed lighting.

#### BEDROOM 2

12'9" x 8'11" (3.89m x 2.72m)

Having built in wardrobes with sliding doors.

#### BEDROOM 3

10'2" x 8'10" (3.10m x 2.69m)

#### BATHROOM

Comprising bath, tiled walk in shower, WHB and WC, recessed lighting.

#### EXTERIOR FEATURES

On street parking to front.

Paved yard to rear with access to mews.

#### ESTIMATED ANNUAL RATES

£1000.08 (JUNE 2024)