

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

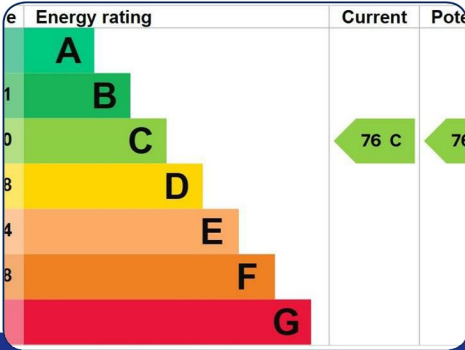
£209,950

FOR SALE

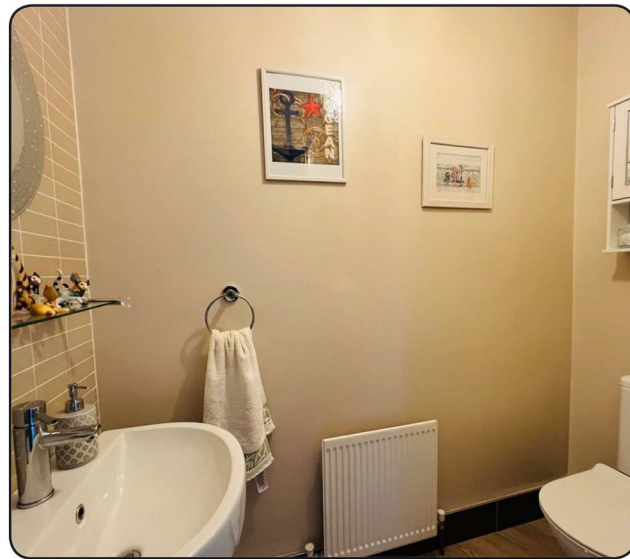
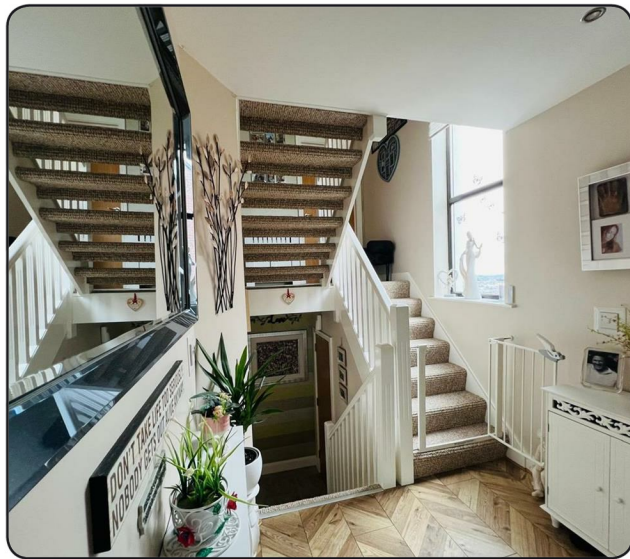


19 Woodland Close, Derry, BT47 2FG

- SEMI- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- PVC REAR DOOR
- PAVED YARD TO REAR
- EPC -



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HALLWAY

Having laminated flooring, built in cupboard

GUEST TOILET

Having WC and WHB

LOUNGE

17'11x 12'1 (5.46mx 3.68m)

Having multi fuel stove, granite hearth, laminate flooring, recessed lighting

KITCHEN

12'10 x 11' (3.91m x 3.35m)

Having excellent range of eye and low level units, induction hob, underoven, Belfast sink set in 'Quartz' worktop with matching splashback, integrated fridge/freezer, and bins, extractor hood, larder, breakfast bar with 'Quartz' top, tiled floor, recessed lighting. Feature skirting lighting under units.

UTILITY ROOM

Having eye and low level units, plumbed for washing machine, freezer space, single drainer stainless steel sink unit with mixer taps, tiling between units, tiled floor

LANDING

Having airing cupboard

MASTER BEDROOM

15'9" x 11'2" to widest points (4.80m x 3.40m to widest points)

Having two sets of built in wardrobes with sliding doors, recessed lighting, laminate flooring

ENSUITE

Comprising walk in shower, WHB set in vanity unit, WC, part PVC cladding to walls, tiled floor

BEDROOM (2)

9'7" x 8'1" (2.92m x 2.46m)

Having laminate flooring

BEDROOM (3)

12'10" x 11'1" (3.91m x 3.38m)

Having laminate flooring

SHOWER ROOM

Comprising walk in electric shower, WHB set in vanity unit, WC, PVC cladding to walls half height, tiled floor

EXTERIOR FEATURES

Paved yard to rear enclosed by fence and gate.

NOTE; Cabin may be purchased separately.

ESTIMATED ANNUAL RATES

£1111.20 (JULY 2024)

