

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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

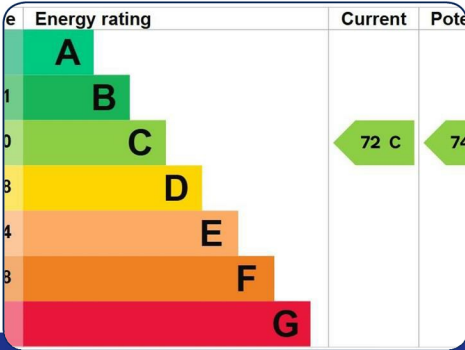
£200,000

FOR SALE

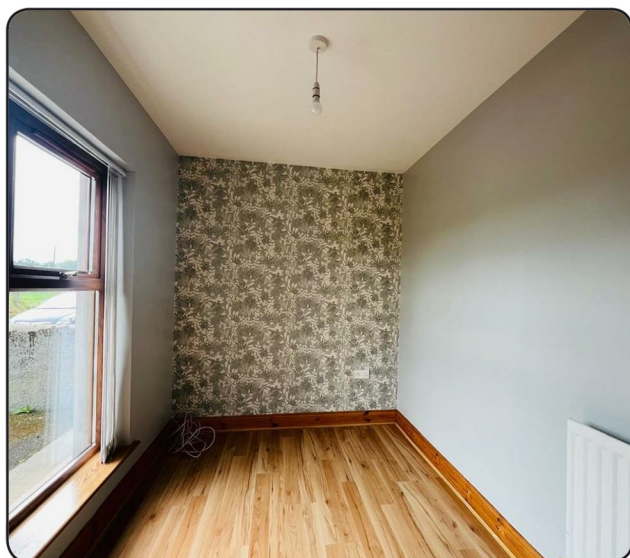
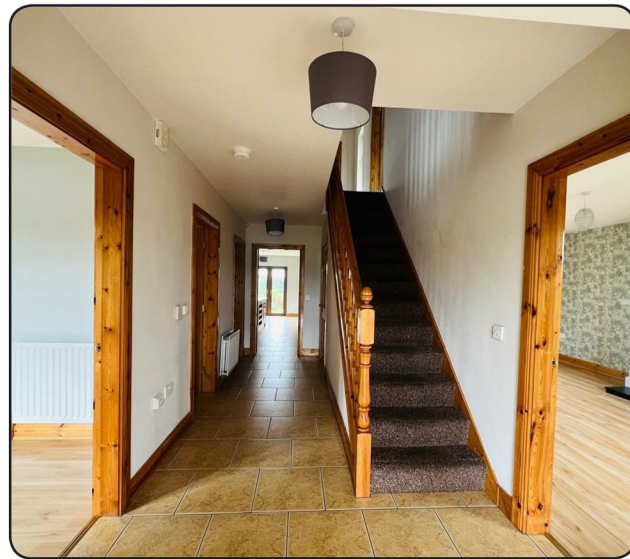
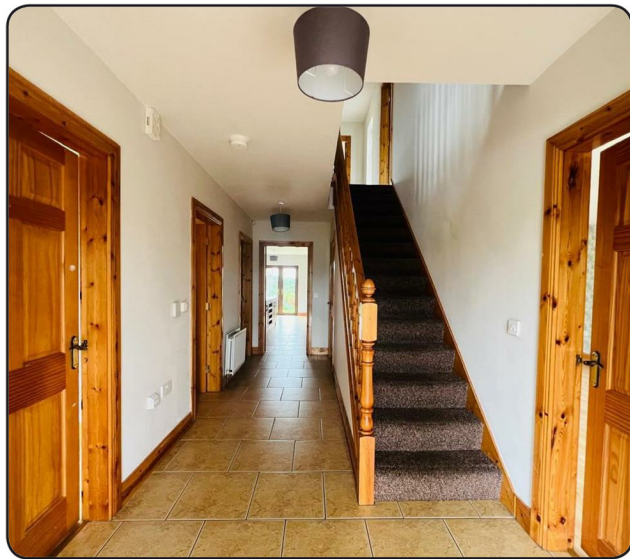


33 Brook Road, Donemana, BT82 0RU

- MID TOWNHOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- LAWN TO REAR
- TARMAC PARKING
- VIEWS OVER OPEN COUNTRYSIDE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having understairs storage.

GUEST TOILET & WHB

Having tiled floor.

LOUNGE

17'7" x 12'2" (5.36m x 3.71m)

Having dual aspect, fireplace, laminated wooden floor.

FAMILY ROOM / STUDY

10'2" x 7' (3.10m x 2.13m)

Having laminated wooden floor.

KITCHEN / DINING AREA

22'6" x 16'11" (6.86m x 5.16m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated fridge / freezer and dishwasher, centre island with breakfast bar and storage under, wine rack ample dining space with French doors leading to rear, tiled floor.

UTILITY ROOM

Having 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

BRIGHT LANDING

Having hotpress.

MASTER BEDROOM

17' x 16' wp (5.18m x 4.88m wp)

Having French doors leading to Juliet balcony, laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

BEDROOM 2

15'10" x 12'3" wp (4.83m x 3.73m wp)

Having laminated wooden floor.

BEDROOM 3

15'11" x 11'6" wp (4.85m x 3.51m wp)

Having feature panelled wall, laminated wooden floor.

BEDROOM 4

12'3" x 10'4" (3.73m x 3.15m)

Having laminated wooden floor.

BATHROOM

Comprising bath, walk in tiled electric shower, whb and wc, tiled floor.

EXTERIOR FEATURES

Neat lawn to rear enclosed by fence and gate.

Tarmac parking.

ESTIMATED ANNUAL RATES

£1277.88 (JULY 2024)

