

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£130,000

**FOR SALE**



14 Farland Way, Derry, BT48 0RS

- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC SINGLE GLAZED WINDOWS
- PVC FRONT DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- YARD TO REAR
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

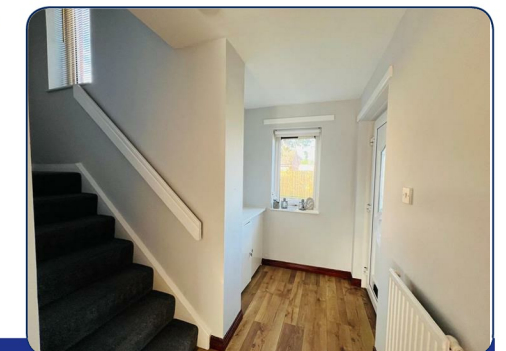
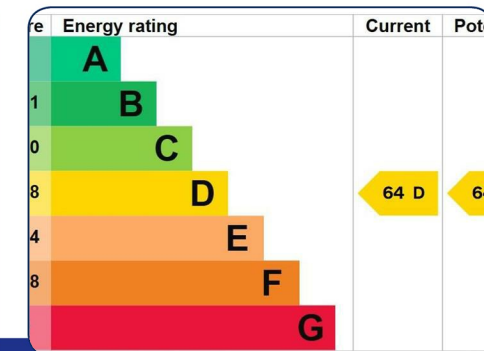
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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having understairs storage and laminated wooden floor.

#### LOUNGE

10'11" x 10'2" (3.33m x 3.10m)

#### KITCHEN

13'7" x 8'7" (4.14m x 2.62m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, hob, underoven, extractor hood, space for fridge / freezer, tiled floor.

#### REAR HALLWAY

Having storage cupboard, plumbed for washing machine, tiled floor.

### FIRST FLOOR

#### LANDING

Having storage cupboards.

#### BEDROOM 1

11' x 10'4" (3.35m x 3.15m)

#### BEDROOM 2

11'1" x 7'5" (3.38m x 2.26m)

#### BEDROOM 3

8'9" x 7'11" (2.67m x 2.41m)

#### BATHROOM

Comprising bath with shower over, shower screen, whb and wc, wooden ceiling, laminated wooden floor.

### EXTERIOR FEATURES

Parking to front.

Yard to rear.

### ESTIMATED ANNUAL RATES

£805.62 (OCT 2024)

