

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

£250,000

FOR SALE

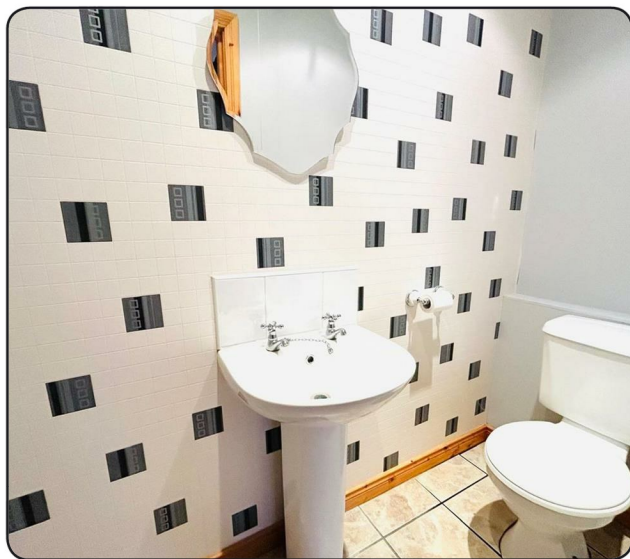
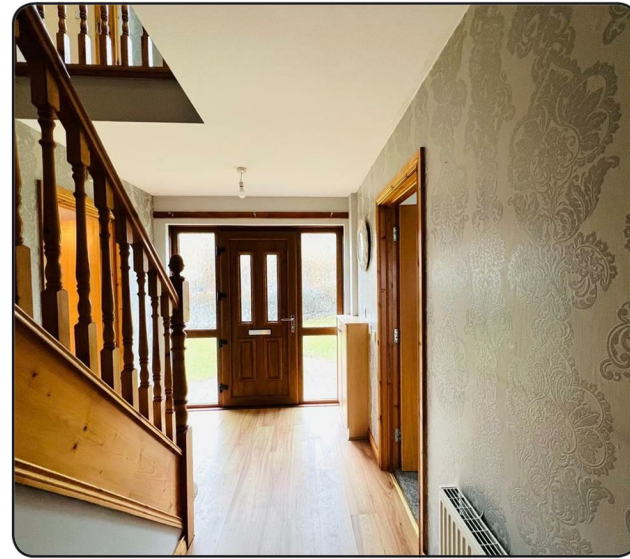
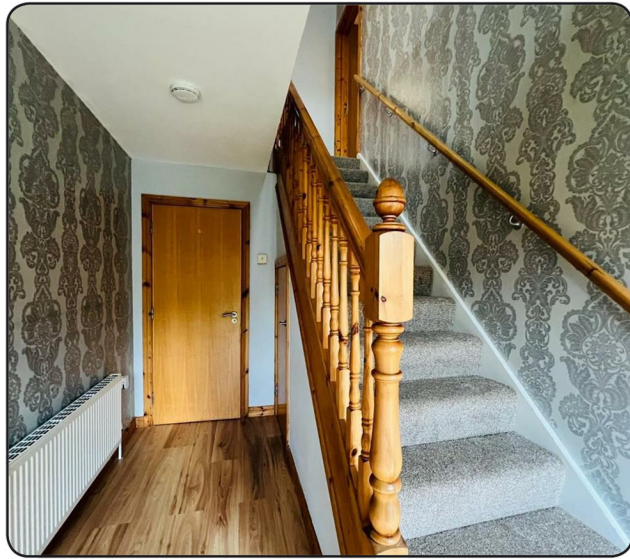


192 Ard Grange, Derry, BT48 0SH

- DETACHED HOUSE
- 4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having recessed lighting and laminated wooden floor.

GUEST WHB & WC

Having recessed lighting and tiled floor.

LOUNGE

23'2" x 11'4" (7.06m x 3.45m)

Having attractive ornamental fireplace with electric inset, French doors to rear leading to paved patio area.

KITCHEN / DINING AREA

22'4" x 12'1" (6.81m x 3.68m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob and underoven, stainless steel extractor hood, integrated fridge/freezer, ample dining space, kitchen area having recessed lighting, tiled floor.

UTILITY ROOM

7'2" x 6'1" (2.18m x 1.85m)

Having single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'1" x 11'1" (3.68m x 3.38m)

Having built in wardrobes with sliding mirrored doors.

EN-SUITE

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

BEDROOM 2

11'5" x 10'1" into built in wardrobe (3.48m x 3.07m into built in wardrobe)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 3

11'4" x 9'9" wp (3.45m x 2.97m wp)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 4

12'1" x 7'2" (3.68m x 2.18m)

Having built in wardrobe.

BATHROOM

Comprising bath, fully tiled walk in electric shower, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear enclosed by gate, bordered by fence, hedge and mature trees.

Paved patio area.

Tarmac driveway.

GARAGE

19'2" x 11'7" (5.84m x 3.53m)

Having roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES

£1611.24 (JAN 2025)

