

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com

Daniel Henry
 ESTATE AGENTS

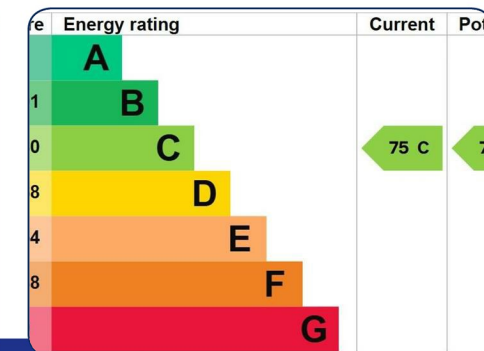
£300,000

FOR SALE

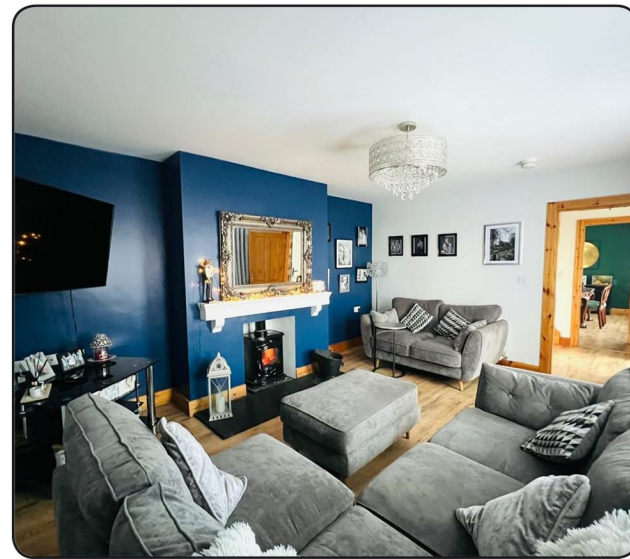


6 Glencosh Road, Donemana, BT82 0LY

- DETACHED COUNTRY HOUSE
- 4 BEDROOMS/3 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT, BACK & PATIO DOORS
- LAWN TO FRONT
- EXTENSIVE YARD TO REAR WITH SHED.
- EPC - C



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having laminated wooden floor.

LOUNGE

15'7" x 12'8" wp (4.75m x 3.86m wp)

Having multi fuel stove and laminated wooden floor.

KITCHEN

13' x 12'5" (3.96m x 3.78m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, stainless steel extractor hood, plumbed for dishwasher, space for fridge / freezer, tiled floor, open plan to Dining.

DINING AREA

15'9" x 11' (4.80m x 3.35m)

Having laminated wooden floor.

FAMILY ROOM

11'8" x 11'6" (3.56m x 3.51m)

Having French doors leading to rear.

REAR HALLWAY

UTILITY ROOM

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

GUEST WHB & WC

FIRST FLOOR

LANDING

Having hotpress and laminated wooden floor. Pressurised water system.

MASTER BEDROOM

12'7" x 12'5" (3.84m x 3.78m)

Having built in wardrobe and laminated wooden floor.

EN-SUITE

Comprising walk in shower with PVC cladding to walls, whb and wc.

BEDROOM 2

15'9" x 11'8" (4.80m x 3.56m)

Having laminated wooden floor.

BEDROOM 3

12'7" x 12'6" (3.84m x 3.81m)

Having built in wardrobe and laminated wooden floor.

BEDROOM 4

11'6" x 11'5" (3.51m x 3.48m)

Having laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, walk in shower with PVC cladding to walls.

EXTERIOR FEATURES

Lawn to front.

Extensive concrete yard to rear with sheds and base for garage.

Summer House may be purchased at an extra cost.

ESTIMATED ANNUAL RATES

£1555.68 (JAN 2025)

