

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

£219,950



2 Sandville Green, Strabane, BT82 0NU

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT.
- TARMAC DRIVEWAY
- LARGE SHED
- EPC RATING - E



Energy rating	Current	Pote
A		
B		
C		
D		
E	45 E	50
F		
G		



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



ACCOMMODATION

HALLWAY

Having downstairs storage, tiled floor, glazed door to Kitchen.

LOUNGE

15'6" x 12'8" (4.72m x 3.86m)

Having magnificent fireplace with gas inset and laminated wooden floor.

FAMILY ROOM

15'5" x 11' (4.70m x 3.35m)

Having tiled floor, open plan to Kitchen/Dining Area.

KITCHEN/DINING AREA

27'2" x 11' (8.28m x 3.35m)

Having excellent range of eye and low level units, matching pelmet over window, tiling between units, hob and oven, extractor hood, space for fridge/freezer, wine rack, ample dining space, tiled floor, French doors to side.

UTILITY ROOM

Plumbed for washing machine, space for tumble dryer, tiled floor.

GUEST WHB & WC

Having whb and wc, tiled floor.

FIRST FLOOR

LANDING

Having hotpress and storage cupboard.

MASTER BEDROOM

14'5" x 12'7" (4.39m x 3.84m)

Having laminated wooden floor.

EN-SUITE

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

BEDROOM 2

12'9" x 11'6" (3.89m x 3.51m)

Having double built in wardrobe and laminated wooden floor.

BEDROOM 3

12'9" x 10'3" (3.89m x 3.12m)

Having double built in wardrobe.

BEDROOM 4

12'7" x 12' wp (3.84m x 3.66m wp)

BATHROOM

Comprising free standing bath, whb set in vanity unit, wc, fully tiled walls and tiled floor.

EXTERIOR FEATURES

Neat lawns to front bordered by wall.

Enclosed to side by fence and gate.

Summer house with light and power points.

Garden shed.

Tarmac driveway.

SHED

25'11" x 16'7" (7.90m x 5.05m)

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

ESTIMATED ANNUAL RATES

£1500.12 (FEB 2025)

