

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel**  
**Henry**  
ESTATE AGENTS

£150,000

**FOR SALE**



**88 Prehen Park, L'Derry, BT47 2PB**

**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

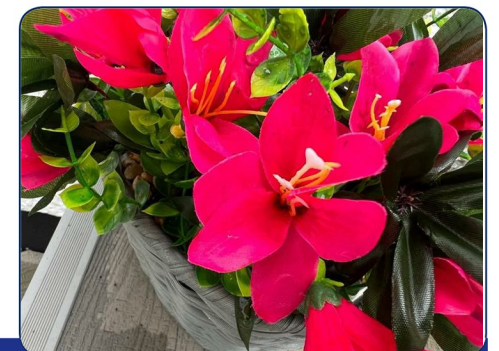
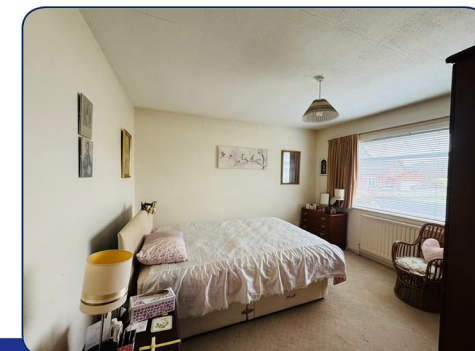
- DETACHED BUNGALOW
- 3 BEDROOMS
- PVC DOUBLE GLAZED WINDOWS
- PROVISION FOR OIL FIRED CENTRAL HEATING
- GARDEN TO FRONT
- TARMAC DRIVEWAY
- GARAGE
- SOLD AS SEEN

**Daniel**  
**Henry**  
ESTATE AGENTS

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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having cloaks cupboard and hotpress.

#### LOUNGE

15' x 11'11" (4.57m x 3.63m)

Having fireplace.

#### KITCHEN / DINING AREA

17'8" x 9'11" wp (5.38m x 3.02m wp)

Having eye and low level units, tiling between units, single drainer stainless sink unit with mixer taps, hob, underoven, extractor hood, space for fridge, plumbed for automatic washing machine, ample dining space, laminated floor.

#### BEDROOM 1

11'11" x 11'10" (3.63m x 3.61m)

#### BEDROOM 2

10'1" x 9'11" wp (3.07m x 3.02m wp)

Having built in wardrobe.

#### BEDROOM 3

11'11" x 8' (3.63m x 2.44m)

#### SHOWER ROOM

Comprising walk in shower, whb and wc, fully tiled walls.

#### REAR HALLWAY

Having tiled floor. Access to garage and fuel store.

#### GARAGE

16'11" x 9' (5.16m x 2.74m)

Having up and over door, light.

#### EXTERIOR FEATURES

Lawn to front bordered by wall.

Tarmac driveway to side leading to garage.

#### ESTIMATED ANNUAL RATES

£1111.20 (MARCH 2025)

