

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£150,000

FOR SALE



88 Prehen Park, L'Derry, BT47 2PB

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

VIEWING STRICTLY BY APPOINTMENT ONLY

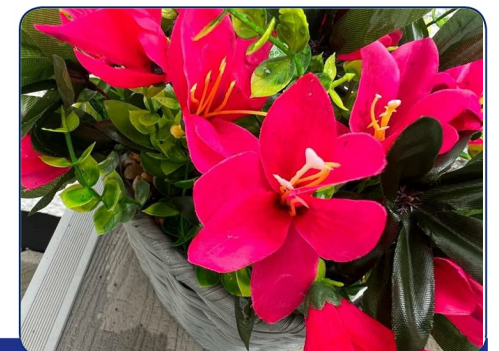
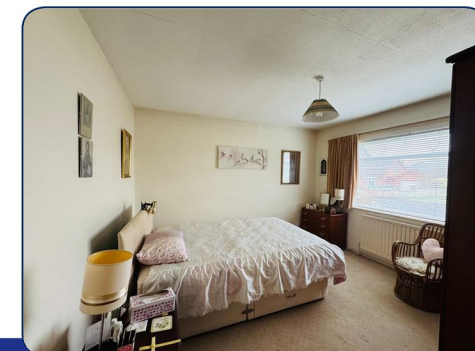
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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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.

Garden to rear.

Tarmac driveway to side leading to garage.

ESTIMATED ANNUAL RATES

£1111.20 (MARCH 2025)

