

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£195,000

FOR SALE



110 Glen Road, Derry, BT48 0BY

VIEWING STRICTLY BY APPOINTMENT ONLY

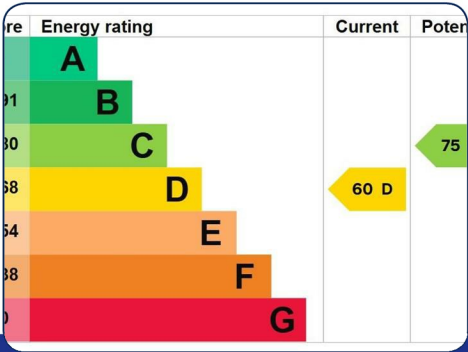
Agent:



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

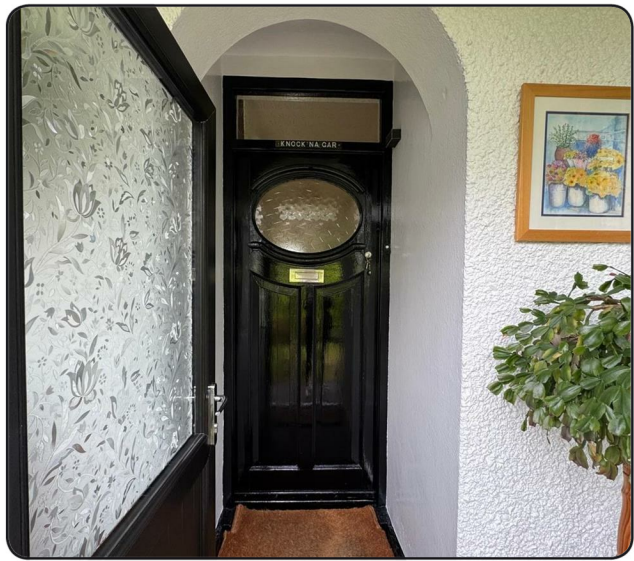
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given 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.

- SEMI DETACHED BUNGALOW
- 2 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except 1)
- PVC FASCIA & GUTTERING
- PVC EXTERIOR DOORS
- BLINDS & LIGHT FITTINGS INCLUDED IN SALE
- EXTENSIVE LAWNS TO REAR
- GARAGE/SHED
- EPC RATING -



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





## ACCOMMODATION

### VESTIBULE PORCH

### HALLWAY

Having ceiling cornicing, picture rail, laminated wooden floor.

### LOUNGE

13'7" x 11'1" (wp) (4.14m x 3.38m (wp))

Having bay window, attractive fireplace and laminated wooden floor.

### FAMILY ROOM

11'3" x 10'5" (3.43m x 3.18m)

Having ornamental fireplace, ceiling cornicing, built in cupboards, laminated wooden floor.

### KITCHEN

16'1" x 9'3" (4.90m x 2.82m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Flavel' cooking centre, extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, dining space.

### BEDROOM 1

13'8" x 11' (4.17m x 3.35m)

Having tiled ornamental fireplace.

### BEDROOM 2

9'10" x 9'1" (3.00m x 2.77m)

### BATHROOM

Comprising bath with shower fitting to taps, shower screen, whb and wc, wooden ceiling, wooden panelled walls, laminated wooden floor.

### EXTERIOR FEATURES

Extensive lawn to rear with mature plants and conifers. Raspberry bushes and rhubarb patch. Enclosed to rear.

Neat lawn to front stocked with mature plants, trees and shrubs.

Walled to front with hedge and double entrance gates leading to driveway.

Shed.

### GARAGE/SHED

15'2" x 8'4" (4.62m x 2.54m)

Having power points.

### ESTIMATED ANNUAL RATES

£1389.00 (MAY 2025)

