

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@danielhenry.co.uk
www.danielhenry.co.uk



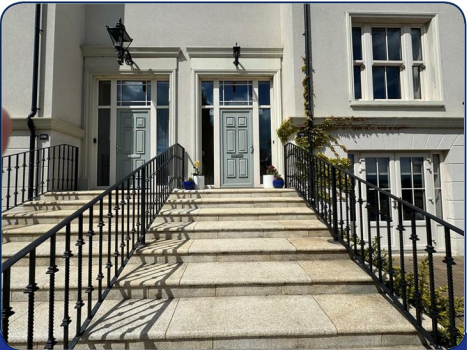
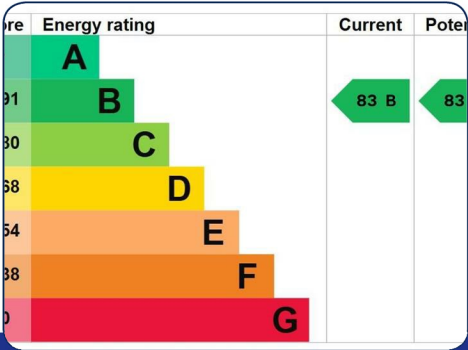
- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of 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.

£359,950



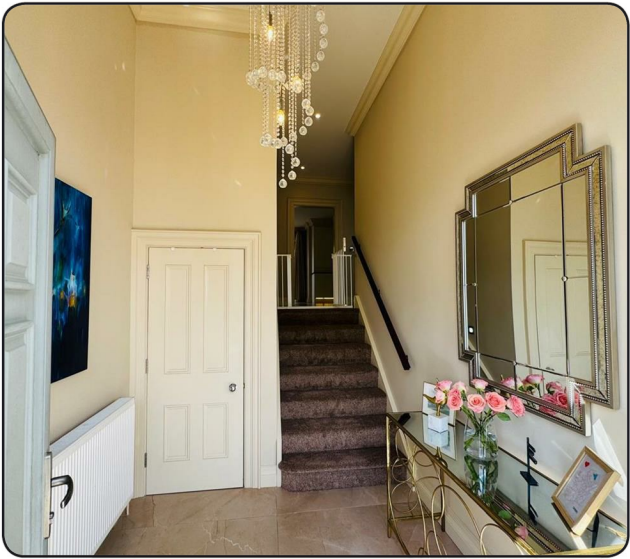
199 Barleyfields, Derry, BT48 8TQ

- 3 STOREY SEMI DETACHED HOUSE
- 4 BEDROOMS
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED SLIDING SASH WINDOWS AND EXTERIOR DOORS
- CARPETS INCLUDED IN SALE
- PAVED YARD TO REAR
- PAVED DRIVEWAY
- APPROX. 1700 SQ FT (external)
- MAGNIFICENT FIRST FLOOR VIEWS OVER RIVER
- EPC RATING - B



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

www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

ENTRANCE HALL

Having cloaks cupboard, ceiling cornicing and tiled floor.

HALL

Having understair storage.

GUEST TOILET AND WHB

Having 1/2 tiled walls and tiled floor.

LOUNGE

14'10" x 11'10" wp (4.52m x 3.61m wp)

Having multi fuel stove set on 'Quartz' hearth, feature drop ceiling with concealed lighting, laminated wooden floor.

KITCHEN / DINING AREA

19'11" x 13'9" (6.07m x 4.19m)

Having range of eye and low level units, stainless steel sink unit with mixer taps set in granite worktop with matching splashback, twin ovens, hob, extractor hood, integrated dishwasher and fridge/freezer, feature skirting lighting, recessed lighting, ceiling cornicing, ample dining space, French doors to rear.

STAIRCASE WITH FEATURE LIGHTING

LANDING

Having airing cupboard, ceiling cornicing and recessed lighting.

MASTER BEDROOM

11'4" x 9'10" (3.45m x 3.00m)

Having ceiling cornicing.

EN-SUITE

Comprising fully tiled double width shower, whb and wc, Bluetooth mirror with speakers, recessed lighting, remaining walls 1/2 tiled, tiled floor.

BEDROOM 2

13'2" x 10'4" into wardrobe (4.01m x 3.15m into wardrobe)

Having built in wardrobes with sliding mirrored doors, ceiling cornicing.

BEDROOM 3

11'3" x 9'1" into wardrobe (3.43m x 2.77m into wardrobe)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 4

9'7" x 9'8" wp (2.92m x 2.95m wp)

Having ceiling cornicing.

BATHROOM

Comprising bath with shower over and tiling around, shower screen, whb set in vanity unit, wc, chrome radiator, recessed lighting, Bluetooth mirror with speakers, 1/2 tiled walls, tiled floor.

EXTERIOR GROUND FLOOR

OFFICE/FAMILY AREA

21'5" x 10'11" (6.53m x 3.33m)

Having double doors leading to front, door to side, tiled floor. Utility porch off having plumbing for washing machine, tiled floor and recessed lighting.

EXTERIOR FEATURES

Steps to side leading to paved patio and yard bordered by wall, mature hedge and gate. Stocked with mature plants and shrubs. Paved driveway.

ESTIMATED ANNUAL RATES

£1866.08 (MAY 2025)

