

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

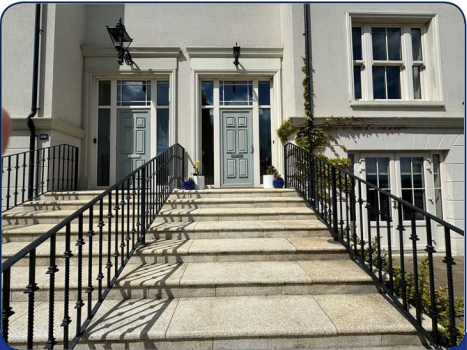
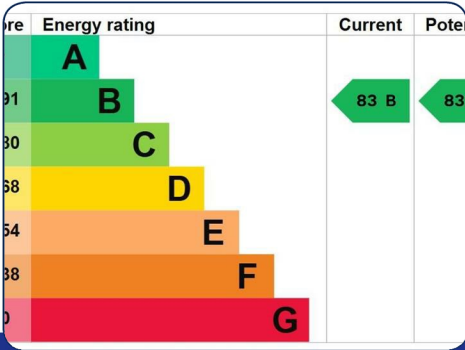
£359,950

**FOR SALE**



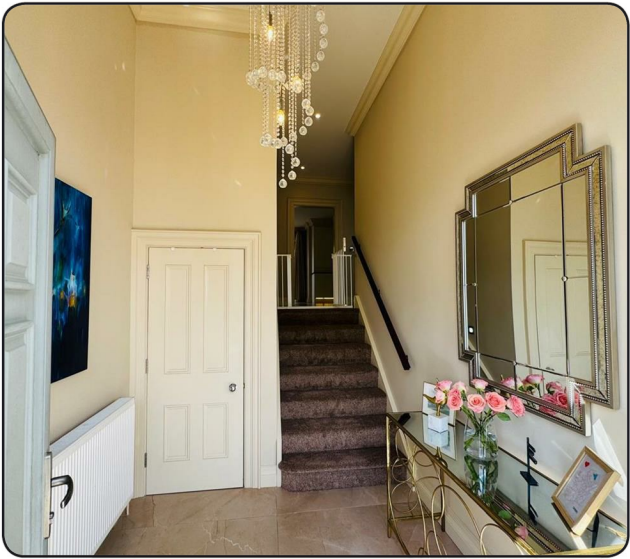
**199 Barleyfields, Derry, BT48 8TQ**

- 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
- EPC RATING - B



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**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**

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)

