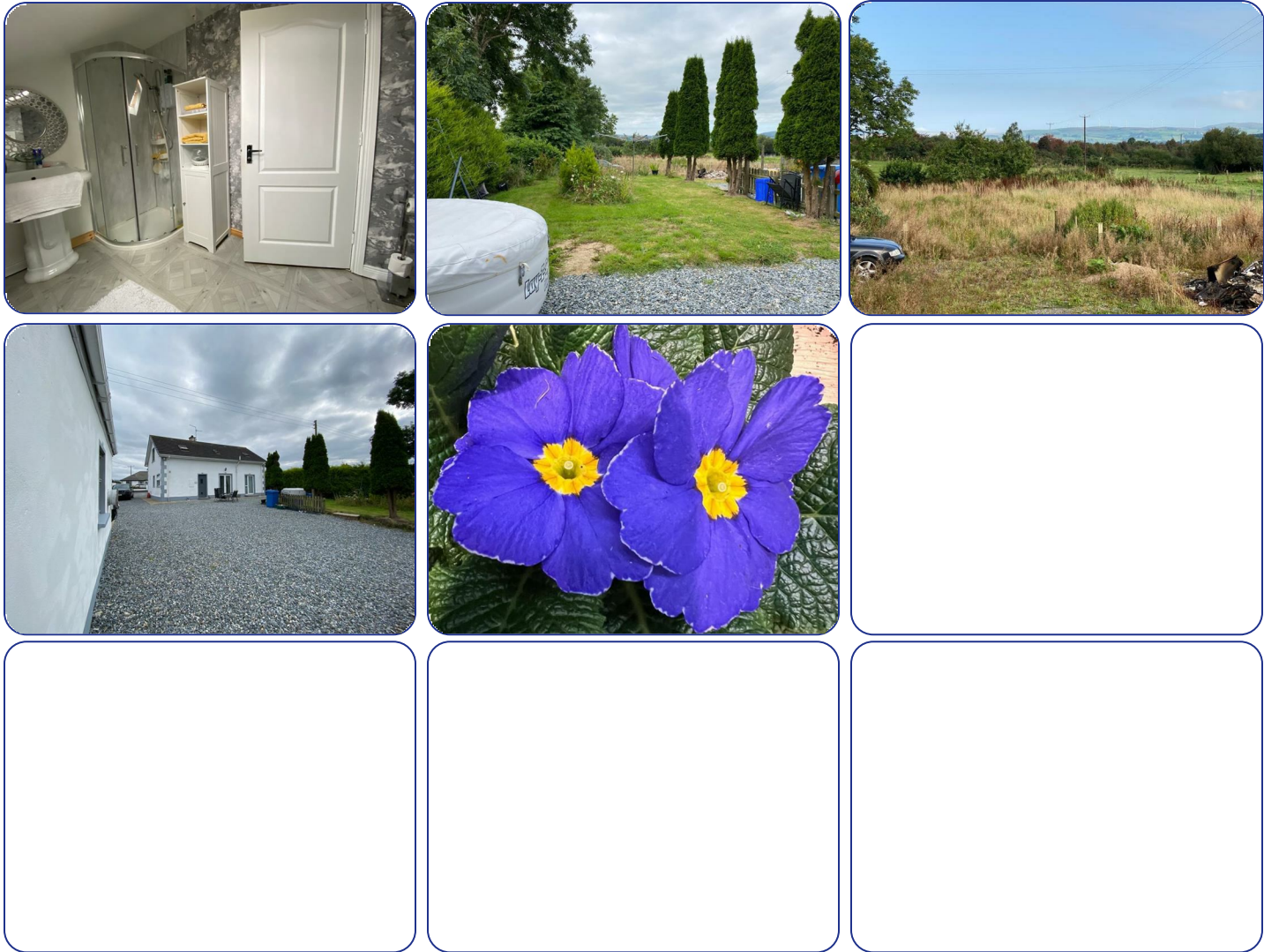


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



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

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.

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

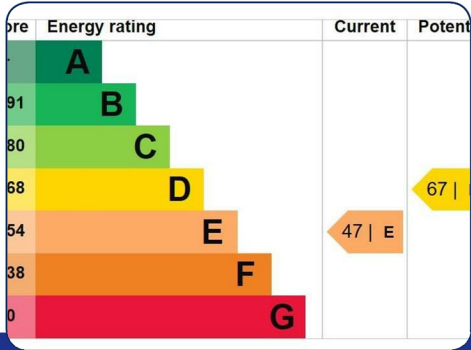
£210,000

FOR SALE



67 Loughan Road, Strabane, BT82 0RY

- COUNTRY PROPERTY
- DETACHED CHALET BUNGALOW
- OIL FIRED AND SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX) AND GARAGE
- PVC FRONT AND BACK DOOR
- SITE EXTENDS TO OVER 1 1/2 ACRES



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## ACCOMMODATION

### ENTRANCE HALLWAY

Having laminate wood floor

### LOUNGE

19'4" x 10'3" (5.89m' x 3.12m')

Having recessed ceiling lighting; multi fuel stove set in brick surround with slate hearth; laminate wood floor; french doors to rear

### KITCHEN

14'1" x 12'9" (4.29m' x 3.89m')

Having eye and low level units; single drainer stainless steel sink unit; mixer taps; plumbed for dishwasher; space for fridge freezer; stainless steel extractor hood, tiling between units; tiled floor; dining area

### BEDROOM 4/FAMILY ROOM

20'7" x 8'11" (6.27m x 2.72m)

built in wardrobes with sliding mirror doors, laminated wooden floor

### BATHROOM

Comprising bath with electric shower over; wash hand basin, WC; 1/2 tiled walls; tiled floor

### LANDING

### SHOWER ROOM

comprising shower with pvc cladding to walls, WHB and WC, hotpress

### BEDROOM 1

13'8" x 12'11" widest point (4.17m' x 3.94m' widest point)

Laminate wood floor

Dressing Room off 12'10 x 7'2' wp

### BEDROOM 2

13'8" x 8'2" (4.17m' x 2.49m')

Laminate wood floor

Dressing area off 11'4' x 7'0' widest point

### BEDROOM 3

9'10" x 9'4" (3.00m' x 2.84m')

Built in robe

### SHED

23'4" x 12'7" (7.11m' x 3.84m')

Light and power points; plumbed for washing machine; space for tumble dryer; side door and window

### EXTERIOR FEATURES

Lawn to front.

Lawn to rear leading to additional plot extending to over 1 1/2 acres

Fenced to front

Driveway to side

### ESTIMATED ANNUAL RATES

£1213.02 (FEB 2024)

