

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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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.

£129,950

80 Milltown View, L'Derry, BT47 3QW

- END TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- YARD TO FRONT & REAR
- EPC RATING - C

Energy rating	Current	Potential
A		
B		
C	69 C	74
D		
E		
F		
G		



ACCOMMODATION

HALLWAY

Having understairs storage and tiled floor.

LOUNGE

12'6" x 12'5" (3.81m x 3.78m)

Having ornamental fireplace, recessed lighting, wooden floor.

KITCHEN / DINING AREA

14'3" x 10'9" (4.34m x 3.28m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, space for fridge / freezer, integrated dishwasher, space for tumble dryer and washing machine, recessed lighting, ample dining space, tiled floor.

REAR HALLWAY

Having tiled floor. wc off.

FIRST FLOOR

BEDROOM 1

12'4" x 11'5" wp (3.76m x 3.48m wp)

Having built in wardrobe with sliding doors.

BEDROOM 2

12'5" x 9'10" (3.78m x 3.00m)

Having laminated wooden floor.

BEDROOM 3

9'4" x 7'4" (2.84m x 2.24m)

Having laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb set in vanity unit, wc, tiled walk in shower, chrome radiator, tiled floor.

EXTERIOR FEATURES

Yard to front bordered by wall.

Enclosed concrete yard to rear.

ESTIMATED ANNUAL RATES

£522.26 (NOV 2024)

