

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

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[www.propertypal.com](http://www.propertypal.com)

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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.

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

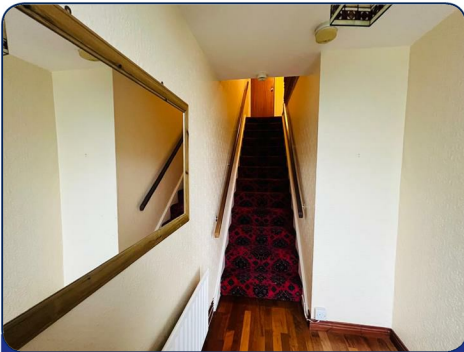
£139,950

FOR SALE

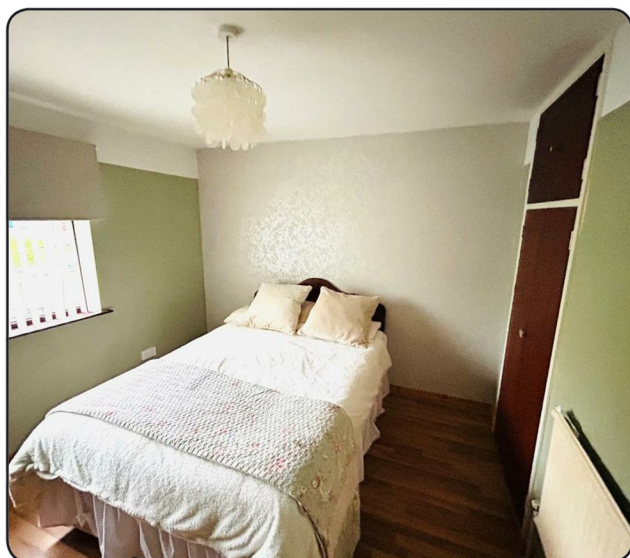
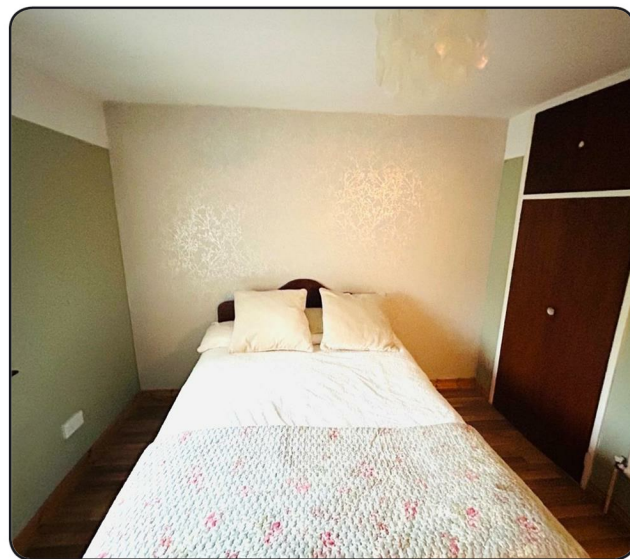
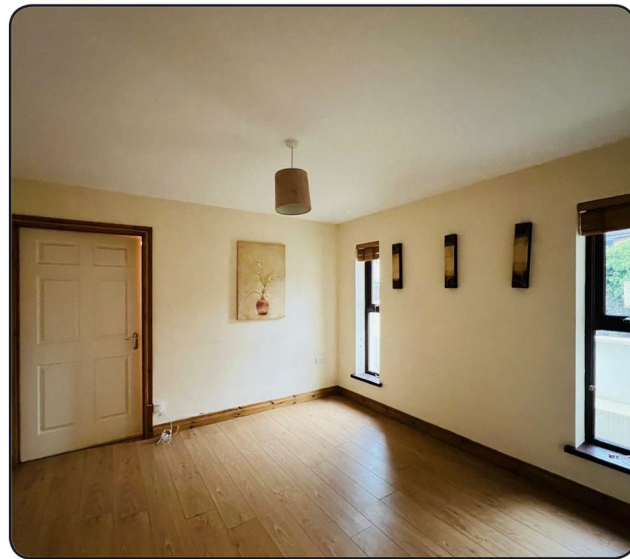


126 Carnhill, Derry, BT48 8BG

- MID TERRACE HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERNAL DOORS
- LAWN TO FRONT
- YARD TO REAR
- EPC RATING -







## ACCOMMODATION

### HALLWAY

Having semi-solid wooden floor.

### LOUNGE

14'4" x 14'1" wp (4.37m x 4.29m wp)

Having fireplace and semi-solid wooden floor.

### KITCHEN / DINING AREA

11'11" x 10'1" (3.63m x 3.07m)

Having eye and low level units, matching window pelmet, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, extractor hood, plumbed for washing machine, space for fridge / freezer, tiled floor.

### REAR HALLWAY

Having downstairs storage, laminated wooden floor.

### BEDROOM 4

11'8" x 11'4" (3.56m x 3.45m)

Having laminated wooden floor.

### WET ROOM

Comprising fully tiled walk in electric shower, whb and wc, 1/2 tiled walls.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### BEDROOM 1

12'2" x 10'8" wp (3.71m x 3.25m wp)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 2

10'8" x 10' (3.25m x 3.05m)

Having built in wardrobe and laminated wooden floor.

#### BEDROOM 3

9'1" x 8'4" (2.77m x 2.54m)

Having built in wardrobe and laminated wooden floor.

### BATHROOM

Comprising bath with shower attachment to taps and electric shower over, whb and wc, fully tiled walls.

### EXTERIOR FEATURES

Lawn to front bordered by wall.

Yard to rear with access.

Outside light and tap.

### ESTIMATED ANNUAL RATES

£1083.42 (NOV 2024)

