

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



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.

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

Daniel
Henry
ESTATE AGENTS

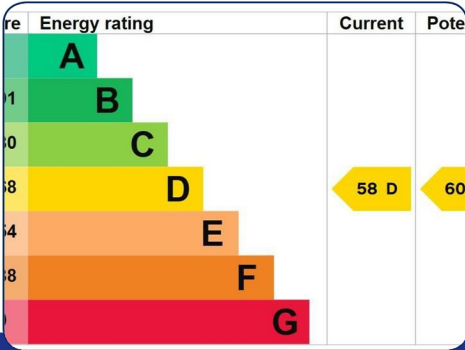
£200,000

FOR SALE

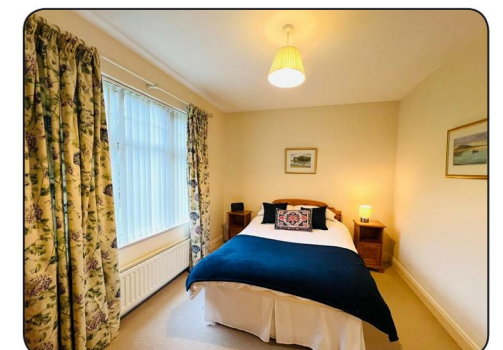
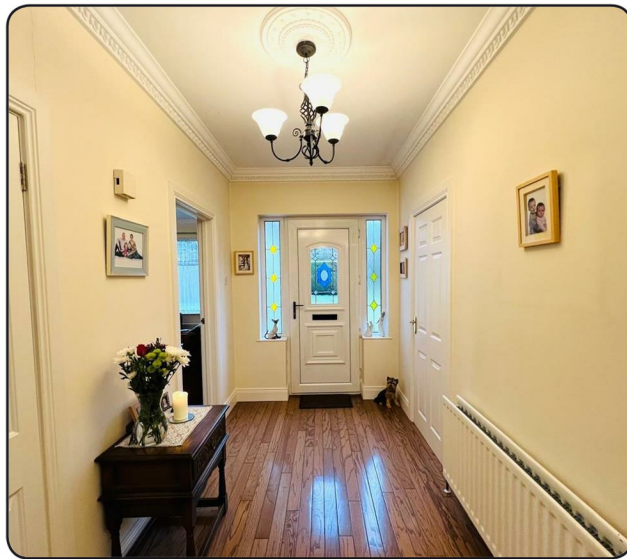


38 Woodend Road, Strabane, BT82 8LF

- DETACHED BUNGALOW
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- SECURITY SYSTEM INSTALLED
- EPC RATING -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having hotpress, cloaks cupboard and wooden floor.

LOUNGE

16'1" x 12'1" (4.90m x 3.68m)

Having attractive fireplace, centre rose, wooden floor.

KITCHEN / DINING AREA

14'8" x 12'11" (4.47m x 3.94m)

Having excellent range of eye and low level units, glazed display cupboards, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, wired for cooker, extractor hood, ample dining space, tiled floor.

UTILITY ROOM

Having sink unit, plumbed for washing machine, space for fridge / freezer, tiled floor.

BEDROOM 1

12'9" x 9'11" (3.89m x 3.02m)

Having double built in wardrobe.

BEDROOM 2

12'9" x 9'11" (3.89m x 3.02m)

Having laminated wooden floor.

BEDROOM 3

11'4" x 9'4" (3.45m x 2.84m)

Having laminated wooden floor.

BATHROOM

Comprising bath, walk in electric shower, whb set in vanity unit, wc, fully tiled walls and floor, recessed lighting, chrome radiator.

EXTERIOR FEATURES

Lawns to front and rear.

DETACHED GARAGE

Having roller door, light and power points, side window and door.

ESTIMATED ANNUAL RATES

£1222.32 (JAN 2025)