

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

£165,000

FOR SALE



19 Brunswick Road, L'Derry, BT47 5SZ

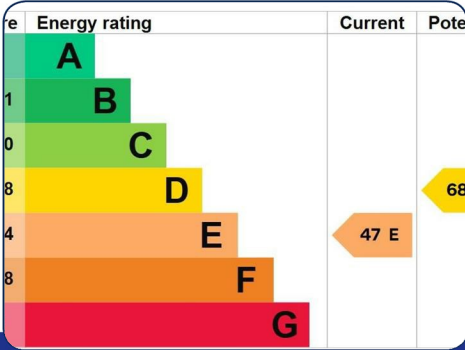
VIEWING STRICTLY BY APPOINTMENT ONLY

Agent:

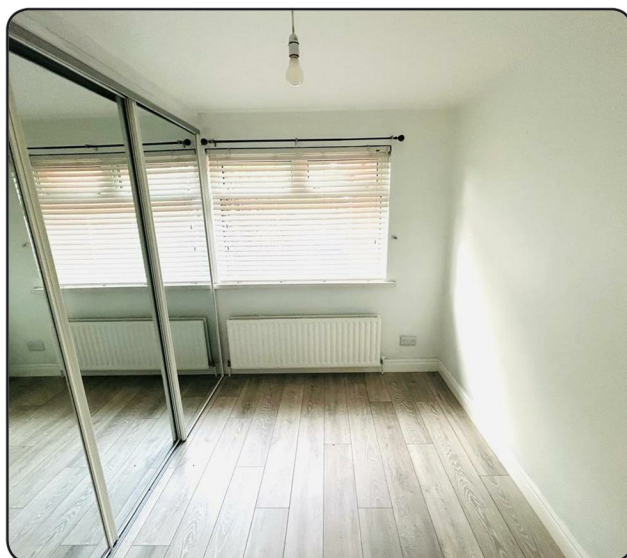


- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of 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.

- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOOR
- LAWNS TO FRONT & REAR
- DECKED PATIO AREA TO REAR
- GARAGE / OFFICE
- EPC RATING -



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



## ACCOMMODATION

### HALLWAY

Having cloaks cupboard and laminated wooden floor.

### LOUNGE

14' x 12'4" wp (4.27m x 3.76m wp)

Having laminated wooden floor.

### KITCHEN / DINING AREA

19'5" x 9'9" wp (5.92m x 2.97m wp)

Having eye and low level units, tiling between units, 1 1/2 bowl black sink unit with mixer taps, space for fridge / freezer and tumble dryer, stainless steel extractor hood, archway leading to dining area, laminated wooden floor.

### BEDROOM 1

11'1" x 9'3" into wardrobe (3.38m x 2.82m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors.

### BEDROOM 2

8'6" x 6'10" (2.59m x 2.08m)

Having laminated wooden floor.

### SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, whb and wc, wooden panelled walls, hotpress.

### EXTERIOR FEATURES

Lawn to front enclosed by fence and gate.

Lawn to rear with decked patio area.

Tarmac driveway.

Outside light and tap.

External power points.

### GARAGE / OFFICE

16' x 11'10" (4.88m x 3.61m)

Having up and over door, PVC window.

### ESTIMATED ANNUAL RATES

£888.96 (JAN 2025)

