

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£189,950

FOR SALE



27 Larkhill, Derry/Londonderry, BT48 8AT

VIEWING STRICTLY BY APPOINTMENT ONLY

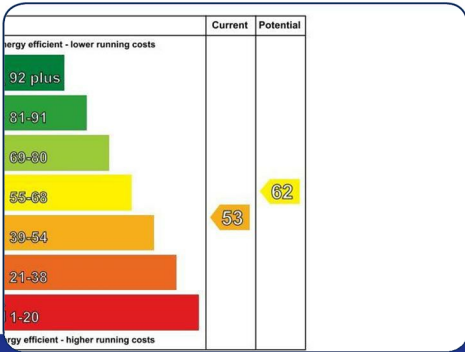
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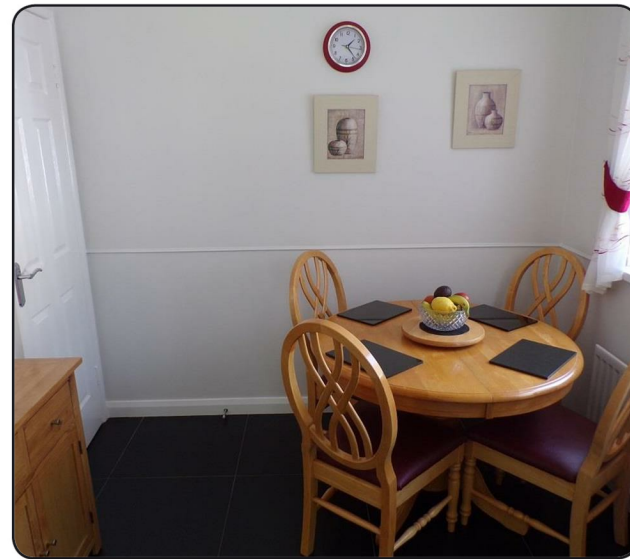
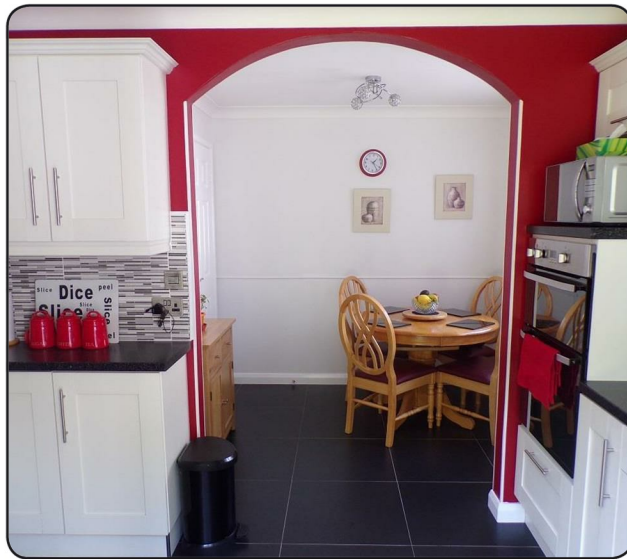
Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- GAS HEATING BEING INSTALLED 4TH JULY 2018
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- GARAGE
- EPC RATING E



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



ACCOMMODATION

HALLWAY

Having cloaks cupboard, ceiling cornicing, recessed lighting, laminated wooden floor.

LOUNGE

12'11" x 12'1" (3.94m x 3.68m)

Having ornamental fireplace with electric inset, ceiling cornicing, laminated wooden floor.

KITCHEN / DINING AREA

16' x 11'10" (to widest points) (4.88m x 3.61m (to widest points))

Having range of eye and low level units, tiling between units, gas hob, double oven, stainless steel extractor hood, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer, ceiling cornicing, ample dining space, tiled floor.

BEDROOM 1

11'8" x 8'6" (3.56m x 2.59m)

Having double built in wardrobe and laminated wooden floor.

BEDROOM 2

11'2" x 8'3" (3.40m x 2.51m)

Having ceiling cornicing and laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, whb and wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

BEDROOM 3

12'10" x 10'9" (into built in wardrobes) (3.91m x 3.28m (into built in wardrobes))

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

BEDROOM 4

11'11" x 10'9" (3.63m x 3.28m)

Having laminated wooden floor.

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc.

EXTERIOR FEATURES

GARAGE 18'5" x 11'4" Having up and over door, light and power points.

Neat lawns to front and rear beautifully manicured and stocked with abundance of plants and shrubs.

Rear lawn bordered by wall and enclosed by fence and gate.

Tarmac driveway.

