

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

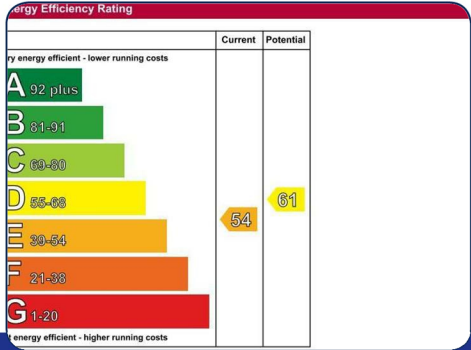
£190,000

FOR SALE



15 Templeard, Culmore, BT48 8FE

- DETACHED HOUSE
- PROVISION FOR OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- BLINDS INCLUDED IN SALE
- SOLD AS SEEN
- EPC RATING E



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ACCOMMODATION

HALL

Having semi solid wooden floor.

LOUNGE

15'4" x 11'6" (into bay) (4.67m x 3.51m (into bay))

Having attractive fireplace, ceiling cornicing, centre rose, semi solid wooden floor.

FAMILY ROOM

16'10" x 11'11" (into bay) (5.13m x 3.63m (into bay))

Having attractive fireplace, ceiling cornicing, centre rose, semi solid wooden floor.

KITCHEN

17'4" x 9'8" (5.28m x 2.95m)

Having range of eye and low level units, tiling between units, matching pelmet over window, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Belling' cooker centre, stainless steel extractor hood, integrated fridge/freezer and dishwasher, tiled floor, patio doors to rear lawn.

UTILITY ROOM

8'3" x 6'5" (2.51m x 1.96m)

Having eye and low level units, tiling between units, single drainer stainless steel units with mixer taps, tiled floor.

GUEST WHB & WC

Having 1/2 tiled walls, tiled floor.

FIRST FLOOR

Landing having hotpress, ceiling cornicing, semi solid wooden floor.

BEDROOM (1)

12' x 11'4" (3.66m x 3.45m)

Having laminated wooden floor.

BEDROOM (2)

11'6" x 9'9" (3.51m x 2.97m)

BEDROOM (3)

11'5" x 9'10" (3.48m x 3.00m)

Having laminated wooden floor.

BEDROOM (4)

9'9" x 8'9" (2.97m x 2.67m)

Having built in wardrobe, laminated wooden floor.

BATHROOM

Comprising of bath, WHB, WC, walk in electric shower, fully tiled walls and floor.

EXTERIOR FEATURES

GARAGE 19'10" x 10'8" Having roller door, light and power points, rear window and door.

Neat lawns to front and rear.

Bordered to front by wall and double entrance gates.

Brick pavia driveway.

Enclosed to rear by fence and gates.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £1601.23 (Feb 2020)

