

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

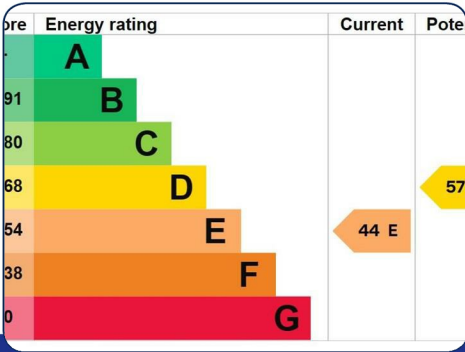
£150,000

**FOR SALE**



25 Rosstown Park, L'Derry, BT47 5NR

- DETACHED BUNGALOW
- 3 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- GARAGE
- SOLD AS SEEN



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.

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





## ACCOMMODATION

### VESTIBULE PORCH

Having tiled floor, Georgian glazed door leading to hallway.

### HALLWAY

Having hotpress, ceiling cornicing, wall light points.

### GUEST WHB & WC

Having fully tiled walls and floor.

### LOUNGE

16'8" x 12'7" into bay window (5.08m x 3.84m into bay window)  
Having fireplace, ceiling cornicing, glazed door leading to hallway.

### KITCHEN

12'5" x 10'8" (3.78m x 3.25m)  
Having range of eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, integrated washing machine, integrated fridge / freezer, recessed lighting.

### BEDROOM 1

11'10" x 9'9" (3.61m x 2.97m)  
Having built in wardrobes with cupboards over.

### BEDROOM 2

9'10" x 7'11" (3.00m x 2.41m)  
Having bed space with built in wardrobes and cupboards over.

### BEDROOM 3

9'1" x 7'7" (2.77m x 2.31m)  
Having built in bookshelves, ceiling cornicing.

### SHOWER ROOM

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

### EXTERIOR FEATURES

Neatly manicured lawns to front and rear stocked with abundance of mature plants, trees and shrubs.  
Tarmac driveway bordered by stone wall.  
Enclosed to rear by fence and gate.

### GARAGE

Having up and over door, light and power points, side door and rear window.

### ESTIMATED ANNUAL RATES

£1213.02 (NOV 2023)

