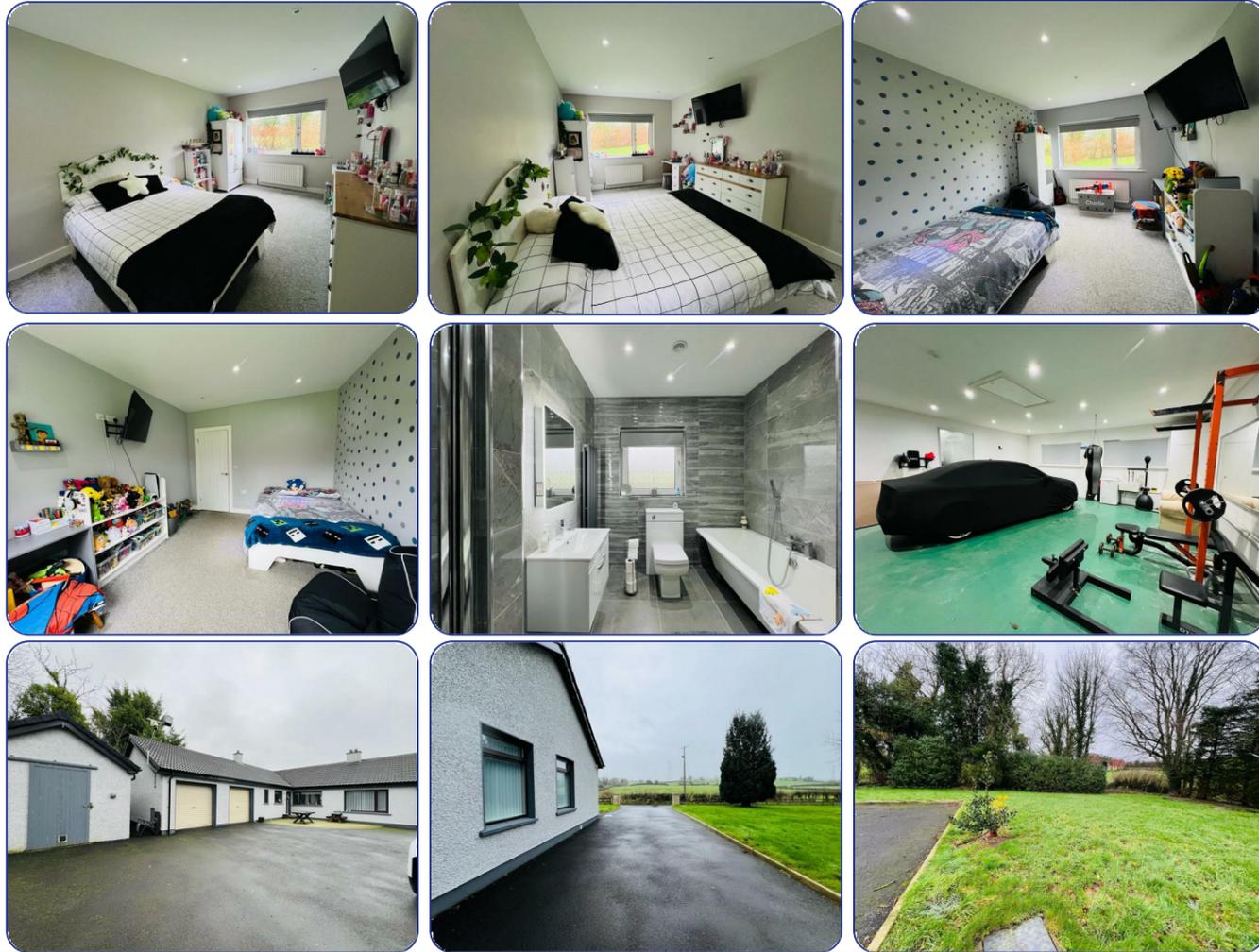


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

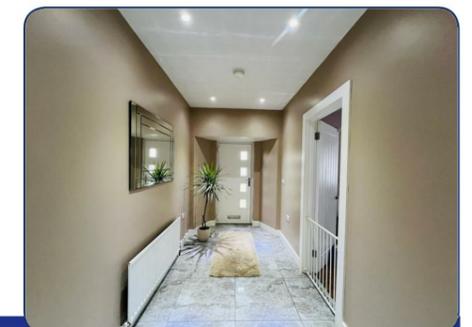
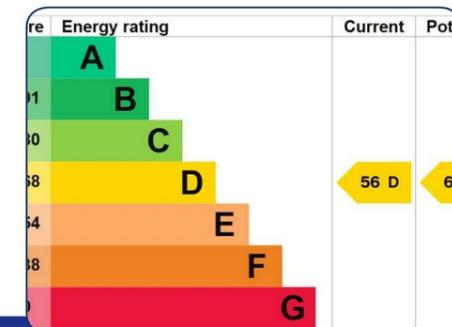
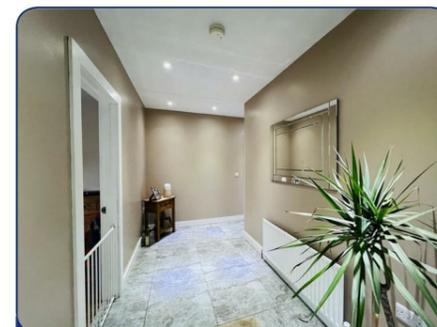
£295,000

FOR SALE



48 Station Road, Artigarvan, BT82 0HQ

- DETACHED BUNGALOW
- 3 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- PVC SOFFITS & DOWNPIPES
- TARMAC DRIVEWAY
- DOUBLE GARAGE
- EXTENSIVE LAWNS TO FRONT & SIDE
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having recessed lighting and tiled floor.

LOUNGE

17'10" x 12'10" (5.44m x 3.91m)

Having fireplace with back boiler, recessed lighting, laminated wooden floor, open plan to Dining.

DINING ROOM

14'10" x 10'5" (4.52m x 3.18m)

Having recessed lighting and laminated wooden floor.

KITCHEN

15'5" x 10'5" (4.70m x 3.18m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, Beko fridge / freezer, tiled floor.

REAR HALLWAY

Having tiled floor.

UTILITY ROOM

11'11" x 9'10" (3.63m x 3.00m)

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer, recessed lighting, tiled floor.

GUEST WHB & WC

Having tiled floor.

OFFICE

11'9" x 5'10" (3.58m x 1.78m)

BEDROOM 1

17' x 9'10" (5.18m x 3.00m)

Having recessed lighting.

BEDROOM 2

15'7" x 12'10" wp (4.75m x 3.91m wp)

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

BEDROOM 3

13'3" x 10'6" (4.04m x 3.20m)

Having recessed lighting.

INTEGRAL DOUBLE GARAGE

23'4" x 21'9" (7.11m x 6.63m)

Having roller doors (1 electric), light and power points.

BATHROOM

Comprising bath with shower fitting to taps, walk in electric shower, whb set in vanity unit, wc, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

Lawns to front and side.

Tarmac driveway.

Shed.

Dog run.

ESTIMATED ANNUAL RATES

£1529.46 (FEB 2024)

