

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£150,000

FOR SALE



107 Knockwellan Park, L'Derry, BT47 2JE

VIEWING STRICTLY BY APPOINTMENT ONLY

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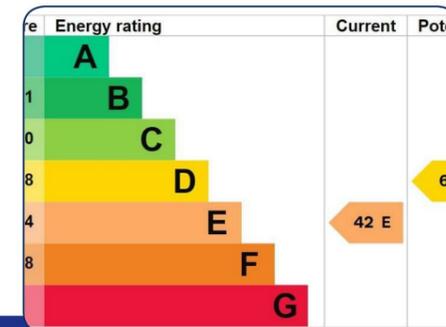
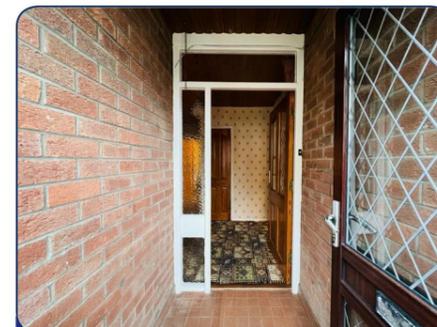
- SEMI DETACHED CHALET BUNGALOW
- 5 BEDROOMS/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC EXTERIOR DOORS
- GARDENS TO FRONT & REAR
- GARAGE
- EPC RATING -



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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.
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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.

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THE PROPERTY COMPRISES:

EXTERIOR FEATURES

Lawns to front and rear.
Driveway to side leading to Garage.

ESTIMATED ANNUAL RATES

£1002.06 (MARCH 2024)

ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having understairs storage and hotpress.

LOUNGE

17'6" x 11'8" wp (5.33m x 3.56m wp)

Having tiled fireplace with back boiler.

KITCHEN / DINING AREA

20'9" x 8'7" (6.32m x 2.62m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, extractor hood, plumbed for washing machine, storage cupboard, dining space, tiled floor.

BEDROOM 1

12'2" x 8'7" (3.71m x 2.62m)

BEDROOM 2

11'1" x 9'2" (3.38m x 2.79m)

BEDROOM 3 / FAMILY ROOM

11' x 7'8" (3.35m x 2.34m)

BATHROOM

Comprising bath, whb and wc, fully tiled walls and floor.

FIRST FLOOR

LANDING

Having built in storage cupboard and access to attic storage.

BEDROOM 4

11'9" x 10'8" wp (3.58m x 3.25m wp)

Access to attic storage.

BEDROOM 5

11'9" x 8'8" (3.58m x 2.64m)

Access to attic storage.

GARAGE

Having roller door, light and power points.

