

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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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Daniel
Henry
ESTATE AGENTS

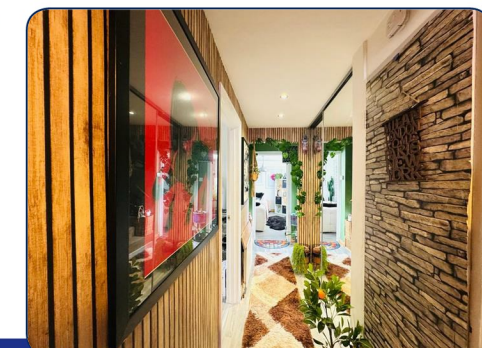
£155,000

FOR SALE

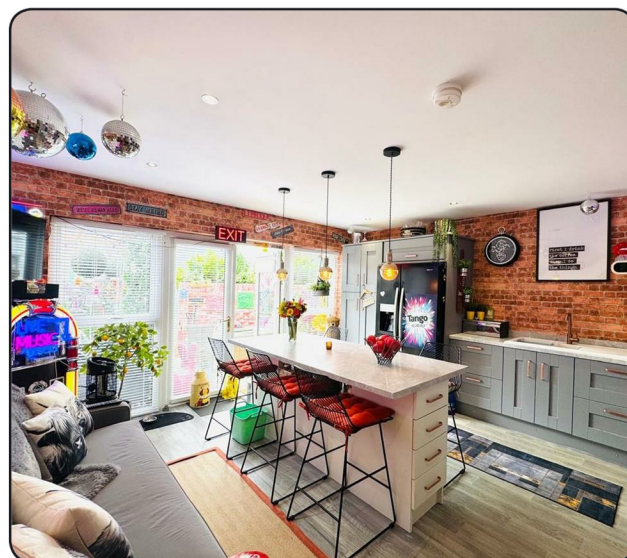
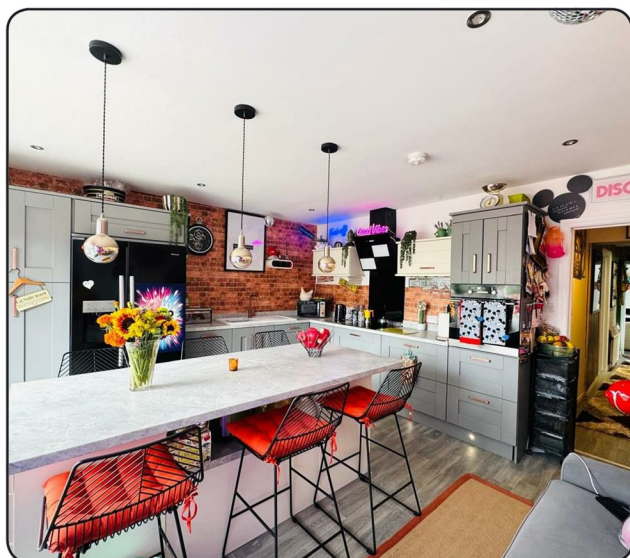
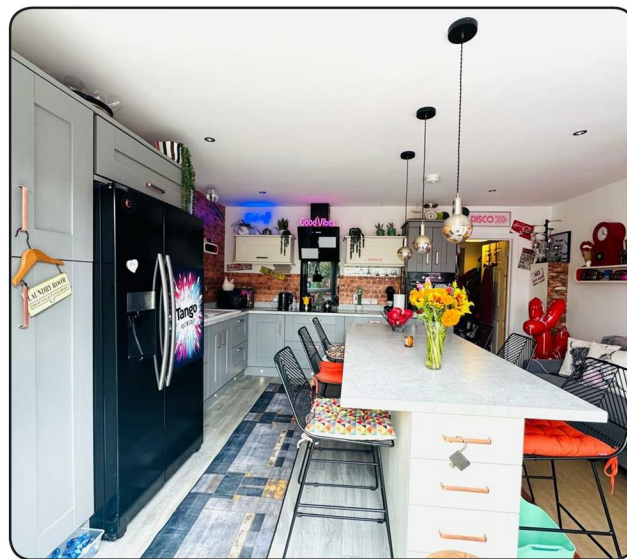
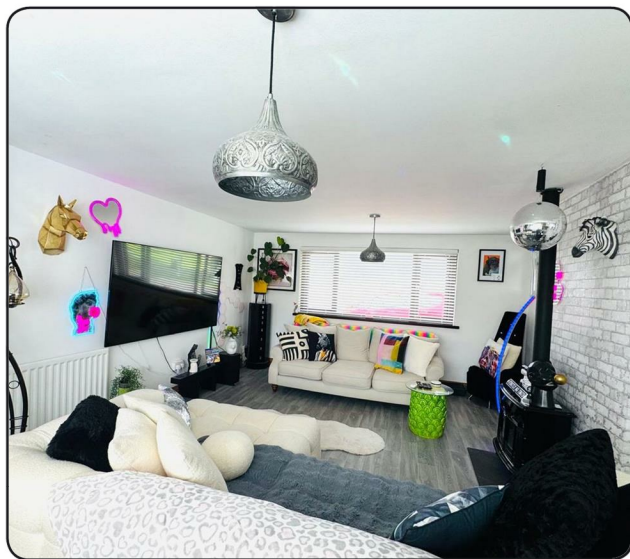


25 Heron Way, L'Derry, BT47 6LD

- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- GAS FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & REAR DOORS
- BLINDS INCLUDED IN SALE
- LAWN TO FRONT AND YARD TO REAR WITH COVERED SITTING AREA.
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cupboard with sliding mirrored doors and recessed lighting.

LOUNGE

18'1" x 13'9" wp (5.51m x 4.19m wp)

Having dual aspect and glazed door to Hallway.

KITCHEN / DINING AREA

15'7" x 14'3" (4.75m x 4.34m)

Having range of eye and low level units, 1 1/2 bowl ceramic sink unit with mixer taps, hob with black splash back and matching extractor hood, oven, space for American style fridge/freezer, plumbed for washing machine and dishwasher, centre island with storage, feature skirting lighting, French doors to rear.

MASTER BEDROOM

12'5" x 8'2" (3.78m x 2.49m)

Having downstairs storage.

WET ROOM

Comprising fully tiled shower, whb set in vanity unit with mixer taps, wc, extractor fan, recessed lighting, chrome radiator, tiled floor.

FIRST FLOOR

LANDING

Having ceiling cornicing.

BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)

Having double built in wardrobe and ceiling cornicing, laminated wooden floor.

BEDROOM 3

12'2" x 8'2" (3.71m x 2.49m)

Having double built in storage and ceiling cornicing.

BEDROOM 4

11' x 6'5" (3.35m x 1.96m)

Having storage cupboard.

BATHROOM

Comprising bath with mixer taps, walk in shower with PVC cladding, whb and wc, recessed lighting.

EXTERIOR FEATURES

Lawn to front enclosed by fence.

Concrete yard to rear enclosed by wall and gate.

Feature seating and dining area.

Outside light and power point.

ESTIMATED ANNUAL RATES

£606.48 (JULY 2025)

