

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

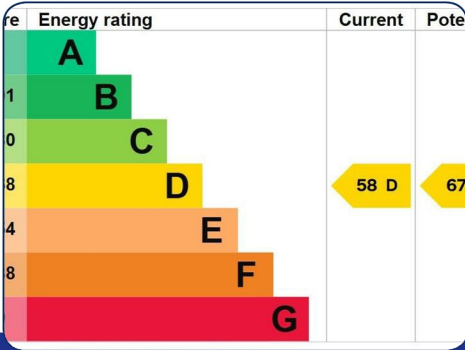
£345,000

FOR SALE

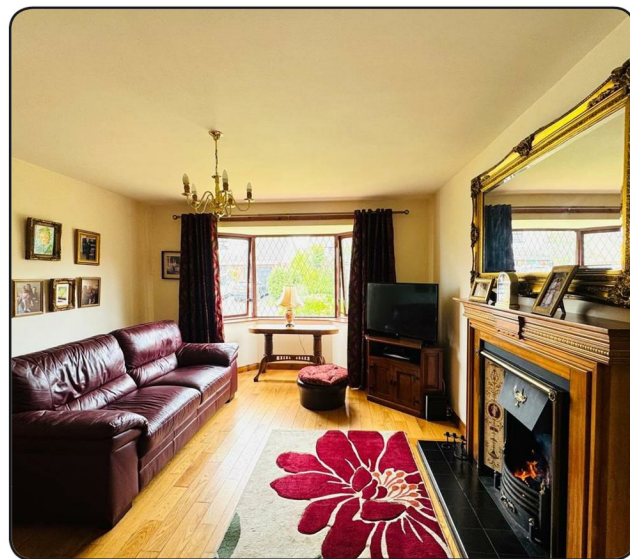
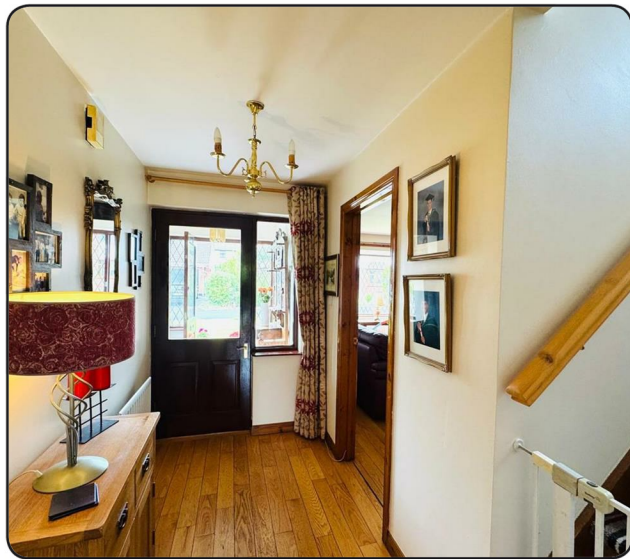


22 Templeard, Derry, BT48 8FE

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS THROUGHOUT
- LAWN TO FRONT AND REAR
- PAVED PATIO AREA
- GARAGE
- CUL-DE-SAC LOCATION
- EPC RATING -



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having wooden floor.

LOUNGE

17'4" x 12' into bay (5.28m x 3.66m into bay)

Having attractive fireplace and wooden floor.

FAMILY ROOM

13' x 11'5" (3.96m x 3.48m)

Having multi fuel stove set on tiled hearth, laminated wooden floor.

KITCHEN

17'5" x 10'3" (5.31m x 3.12m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge/freezer, understairs storage, dining space, tiled floor, French doors to rear lawn.

UTILITY ROOM

Having eye and low level units, plumbed for washing machine, space for tumble dryer, tiled floor.

GUEST WHB & WC

Having tiled floor.

FIRST FLOOR

SPACIOUS LANDING

Having hotpress.

BEDROOM 1

12' x 11'8" (3.66m x 3.56m)

BEDROOM 2

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

BEDROOM 3

11'5" x 9'8" (3.48m x 2.95m)

BEDROOM 4

9'8" x 8'5" (2.95m x 2.57m)

SHOWER ROOM

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

EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to side and rear bordered by mature plants and shrubs.

Paved patio area to rear.

GARAGE

20'7" x 10'9" (6.27m x 3.28m)

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

ESTIMATED ANNUAL RATES

£2041.03 (JULY 2025)

