

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

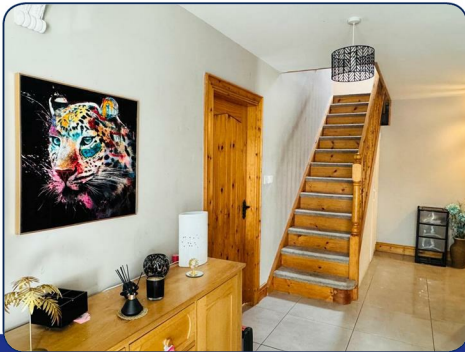
£265,000

FOR SALE



56 Gortaclare Road, Donemana, BT82 0QD

- DETACHED CHALET BUNGALOW
- 5 BEDROOMS
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- LAWN TO FRONT
- CONCRETE PARKING TO REAR
- DETACHED SHED/GARAGE
- EPC RATING -



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
www.propertypal.com



ACCOMMODATION

HALLWAY

Having downstairs storage, hotpress and tiled floor.

LOUNGE

16'11" x 12'8" (5.16m x 3.86m)

Having multi fuel stove with tiled hearth, laminated wooden floor.

KITCHEN/DINING/SUNROOM

24'4" x 14'11" (7.42m x 4.55m)

Having range of eye and low level units, matching pelmet over window, 1 1/2 bowl stainless steel sink unit with mixer taps, Rangemaster cooking centre set in tiled alcove with wooden overmantle, space for fridge/freezer, tiled floor. Open plan to Sun room having tiled floor and French doors to rear.

REAR HALLWAY

GUEST WHB & WC

Having tiled floor.

UTILITY ROOM

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

BEDROOM 1

14'4" x 12'7" (4.37m x 3.84m)

Having walk in wardrobe and laminated wooden floor.

BEDROOM 2

12'10" x 12'8" (3.91m x 3.86m)

Having laminated wooden floor.

BEDROOM 3

11'3" x 10'9" (3.43m x 3.28m)

BATHROOM

Comprising claw foot bath, walk in tiled electric shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

FIRST FLOOR

SPACIOUS LANDING

Having wooden floor.

BEDROOM 4

12' x 11'4" (3.66m x 3.45m)

Having wooden floor.

BEDROOM 5

23'8" x 12' (7.21m x 3.66m)

Having built in wardrobe and laminated wooden floor.

EN-SUITE

Comprising tiled walk in shower, whb set in vanity unit, wc, tiled floor.

EXTERIOR FEATURES

DETACHED SHED/GARAGE Having light and power points.

Lawn to front.

Pillars to front with double entrance gates.

Concrete parking to rear.

ESTIMATED ANNUAL RATES

£1982.71 (SEPT 2025)

