

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Cityside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 028 7134 7539
cityside@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



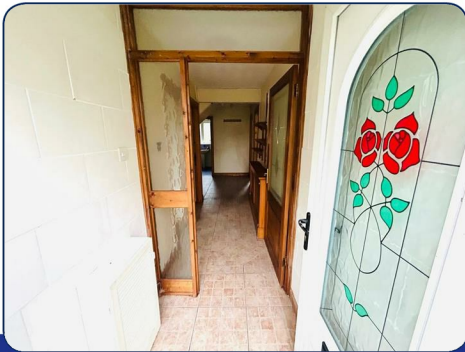
£170,000

FOR SALE

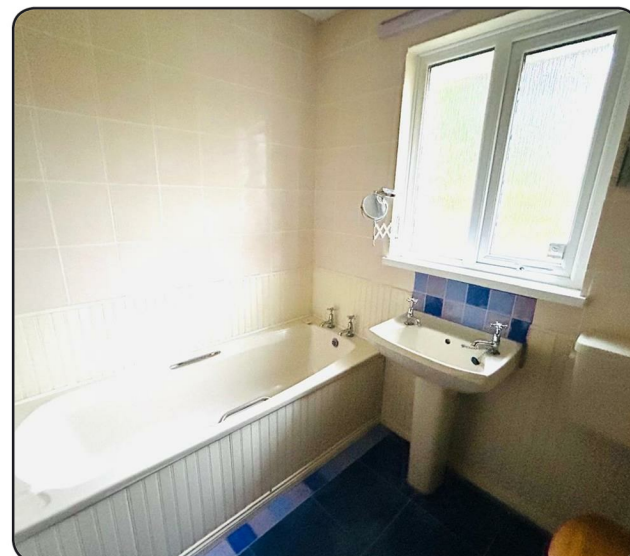
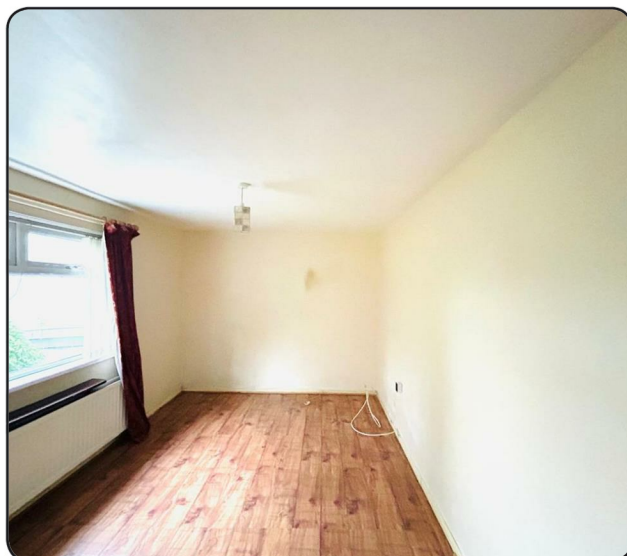


14 Cooleen Park, Derry, BT48 8AQ

- SEMI DETACHED CHALET BUNGALOW
- 4 BEDROOM/1 RECEPTION
- PROVISION FOR OIL FIRED CENTRAL HEATING
- PVC EXTERIOR DOORS
- PVC DOUBLE GLAZED WINDOWS (except velux)
- LAWN TO FRONT
- DRIVEWAY
- EPC RATING -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 028 7134 7539



ACCOMMODATION

VESTIBULE PORCH

Having tiled walls and floor, glazed door to Hallway.

HALLWAY

Having tiled floor.

LOUNGE

17'3" x 11'7" wp (5.26m x 3.53m wp)

Having fireplace with cast iron inset and tiled hearth, laminated wooden floor.

KITCHEN

11'7" x 10'8" (3.53m x 3.25m)

Having eye and low level units, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for cooker, extractor hood, plumbed for washing machine, space for fridge, glazed door to hallway, tiled floor.

DINING ROOM

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

Having wooden floor and arch to Hallway.

BEDROOM 3

15'7" x 9'4" (4.75m x 2.84m)

Having glazed door to hallway, laminated wooden floor.

BEDROOM 4

15'7" x 8'5" wp (4.75m x 2.57m wp)

Having glazed door to hallway, laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb with tiling around, wc, fully tiled walk in electric shower, 1/2 height wooden panelled and 1/2 tiled walls, tiled floor, glazed door to hallway.

FIRST FLOOR

LANDING

Having hotpress, storage cupboard, laminated wooden floor.

BEDROOM 1

13'1" x 9'8" (3.99m x 2.95m)

Having 2 storage cupboards.

BEDROOM 2

13' x 10'5" wp (3.96m x 3.18m wp)

Having storage cupboard and laminated wooden floor.

SHOWER ROOM

Comprising walk in electric shower, whb with tiling around, wc.

EXTERIOR FEATURES

Lawn to front.

Driveway.

ESTIMATED ANNUAL RATES

£1574.51 (OCT 2025)