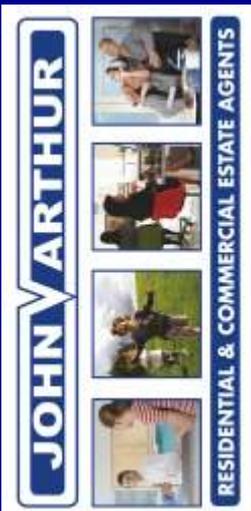


T: 028 7134 1947 www.johnvarthur.com

18 Clarendon Street, Derry-Londonderry BT48 7ET



For Sale

15 Woodland Close Strabane Old Road - BT47 2FG



Asking Price £139,950



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John V Arthur Estate Agents

We are pleased to offer for sale this modern 3 bedroom end of terrace house located in the popular Woodside Heights Development off Strabane Old Road.

This contemporary property is well presented and enjoys views over the River Foyle & City to the rear from the first floor.

Ideal for the first-time buyer or indeed investor.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Features

1 Reception, 3 Bedrooms (1 with en suite), enclosed rear garden.

Floor Area Approximately 107 sq m (1,150 sq ft).

Oil-fired Central Heating System.

PVC-framed double-glazed windows.

Pathway with steps leads to enclosed rear garden.

Accommodation

Ground Floor:-

Hall – this spacious and bright area has a tiled floor and side window to the stairs. Recessed ceiling lights.



Downstairs Toilet – having tiled floor, wash hand basin, tiled splash back, w.c. and extractor.

Lounge - 3.65m x 5.48m plus bay 2.25m x 0.32m (12'0" x 18'0" plus bay 7'5" x 1'1"). Cast iron fireplace with resin marble effect surround and granite hearth. Recessed ceiling lights.



Lower Ground Floor:-

Kitchen/Dining – 3.90m x 3.33m (12'10" x 10'11"). Fitted base and wall units having complementary work tops and splash backs, 1¼ bowl single drainer stainless steel sink, built-in fan oven, 4 plate hob with ducted stainless steel extractor canopy over, built-in microwave oven, integrated fridge/freezer and dish washer. Recessed ceiling lights.



Utility Room - 1.90m x 2.13m (6'3" x 7'0"). Fitted with base and wall units having complementary work top, single-drainer stainless steel sink, plumbing for automatic washing machine and space for tumble dryer. Rear door to back garden.

Middle Floor:-

Bathroom - 2.45m x 2.14m (8'0" x 7'0"). White suite comprising panel bath having electric shower over and shower screen, two walls at bath tiled to full height, wash hand basin with feature full height tiled splash back, w.c.



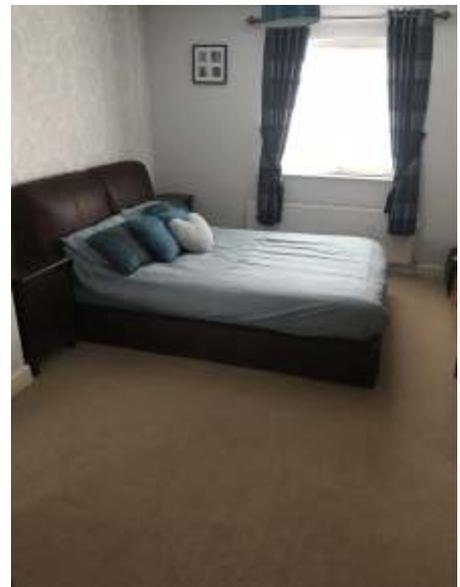
Bedroom 2 - 3.38m to include wardrobe x 3.33m (11'1" x 10'11"). Fitted wardrobe with mirror doors. Views over River Foyle and City.





First Floor:-

Master Bedroom - 3.40m x 4.18m (11'2" x 13'9"). Large built-in wardrobe with mirror doors.



En Suite Shower Room - having large walk-in cubicle with shower and sliding door, vanity wash hand basin, w.c. Tiled floor, walls tiled to full height, extractor.



Bedroom 3 - 2.46m x 2.92m (8'1" x 9'7").



External

To the rear of the property there is an enclosed rear garden which is accessed from the rear door in the utility room and a pathway with steps to the left hand side of the house leading around and across the back of the house.

There is a paved patio area, garden shed and fenced in compound area with plastic oil tank. Galvanised boiler house which contains the oil-fired central heating boiler. Outside water tap and outside light above rear door.



The Capital Value for this property has been confirmed to us by the Lands & Valuation Agency as £90,000. The rate in the pound for the Derry & Strabane District for the year 1st April 2019 to 31st March 2020 is 0.009419 which equates to a rates figure of £847.71.

IMPORTANT NOTES:

These particulars have been prepared by Jeremy Arthur. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email jeremyarthur@johnvarthur.com, and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.

John V Arthur Estate Agents is a trading name of Jeremy Arthur Limited.
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