

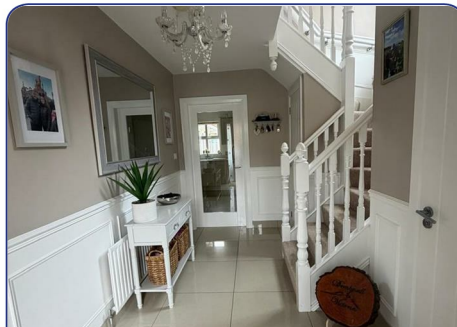
£235,000

FOR SALE



116 Ivy Mead, L'derry, BT47 3WX

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- TARMAC DRIVEWAY
- CARPETS & BLINDS INCLUDED IN SALE
- CUL DE SAC LOCATION
- NEAT LAWN TO FRONT
- EPC RATING-



ACCOMMODATION

HALL

Having tiled floor, 1/2 height panelled walls, understair storage.

GUEST TOILET AND WHB

Tiled floor.

LOUNGE

15'8 x 12' (to widest points) (4.78m x 3.66m (to widest points))

Having multi-fuel stove, herringbone laminate floor, media wall with storage.

KITCHEN/DINING

17'6 x 10'8 (to widest points) (5.33m x 3.25m (to widest points))

Having excellent range of eye and low level modern units, hob, integrated double oven and microwave, extractor hood, white sink set in Quartz worktop, breakfast bar, ample dining space, tiled floor, doors to Sun Room.

SUN ROOM

11'8 x 10' (to widest points) (3.56m x 3.05m (to widest points))

Having underfloor heating, laminated floor, Cathedral ceiling with recessed lighting, french doors to rear.

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, integrated bins, plumbed for dishwasher, tiled floor.

FIRST FLOOR

LANDING

Having window and 1/2 height panelled walls, hotpress.

MASTER BEDROOM

12'4 x 11'6 (3.76m x 3.51m)

Having lamainte wooden floor, built in wardrobes with sliding mirror doors

EN-SUITE

Comprising walk in electric shower, WHB set in vanity unit, WC, bluetooth mirror, tiled walls and floor

BEDROOM (2)

10'8 x 9'6 (to widest points) (3.25m x 2.90m (to widest points))

Having built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM (3)

12'1 x 6'1 (3.68m x 1.85m)

BEDROOM (4)

10'5" x 7'5 (3.18m x 2.26m)

Having built in wardrobe with sliding mirror doors

BATHROOM

Comprising bath with telephone shower to taps, walk in electric shower, WHB set in vanity unit, WC, tiled walls and floor

EXTERIOR FEATURES

Neat lawn to front

Paved yard leading to lawn laid in artificial grass, pergola with raised dining space

Shed.

ESTIMATED ANNUAL RATES

£1160 APPROX (JULY 2026)

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