Daniel Henry
ESTATE AGENTS

£219,950



249 Ivy Mead, L'derry, BT47 3WZ

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- TARMAC DRIVEWAY
- LAWNS FRONT AND REAR
- EPC - D.







ACCOMMODATION

HALLWAY
Having cloaks cupboard with light and tiled floor, understair storage.

GUEST WHB & WC
Having WHB with tiling around, WC, tiled floor.

LOUNGE
16'8" x 12'9" (to widest points) (5.08m x 3.89m (to widest points))
Having attractive fireplace, laminate wooden floor.

KITCHEN/DINING
17'4" x 12' (to widest points) (5.28m x 3.66m (to widest points))
Having range of eye and low level units, tiling between, single drainer stainless steel sink unit with mixer taps, hob and underoven, stainless steel extractor hood, plumbed for dishwasher, recessed lighting in Kitchen, tiled floor, ample dining space, patio doors.

UTILITY ROOM
12'1" x 5'6" (3.68m x 1.68m)
Having low level units, tiling around, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, larder, tiled floor.

FIRST FLOOR

LANDING
Having window and hotpress.

MASTER BEDROOM
12'10" x 12'3" (to widest points) (3.91m x 3.73m (to widest points))
Having built in wardrobes with sliding mirror door, laminate wooden floor.

ENSUITE
Comprising of fully tiled walk in electric shower, WHB with tiling around, WC, extractor fan, tiled floor.

BEDROOM (2)
10'8" x 10'6" (wp) (3.25m x 3.20m (wp))
Having laminate wooden floor, built in wardrobes with sliding mirror doors.

BEDROOM (3)
12'1" x 6'4" (3.68m x 1.93m)

BEDROOM (4)
9'11" x 8'5" (3.02m x 2.57m)
Laminate wooden floor.

BATHROOM
Comprising of bath with tiling around, fully tiled walk in electric shower, WHB with tiling around, WC, extractor fan, tiled floor.

EXTERIOR FEATURES
Neat lawn to front.
Tarmac driveway.
Neat lawn to rear bordered by fence and gate.
Outside light.

ESTIMATED ANNUAL RATES:
£1282 approx (Sept 2026)

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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