

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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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.
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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.

**Daniel**  
**Henry**  
ESTATE AGENTS

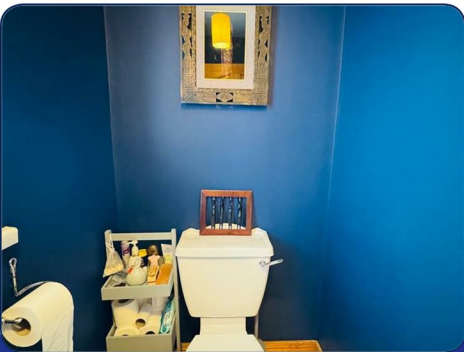
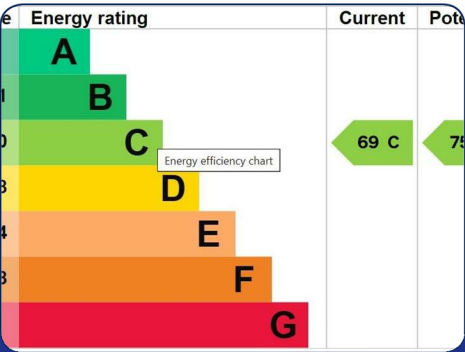
£195,000

**FOR SALE**

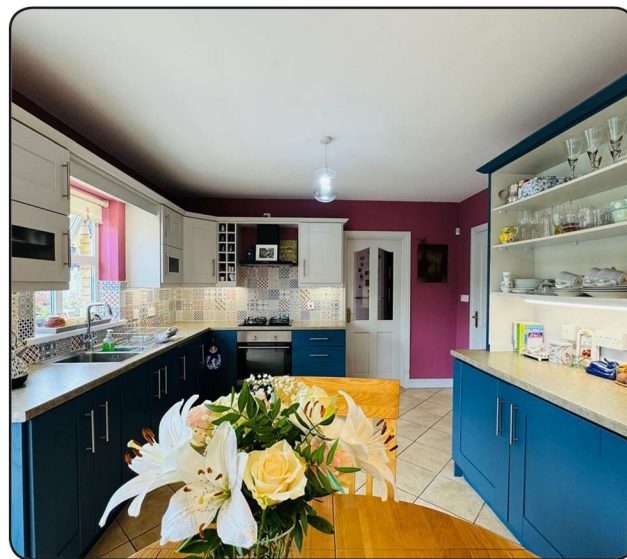
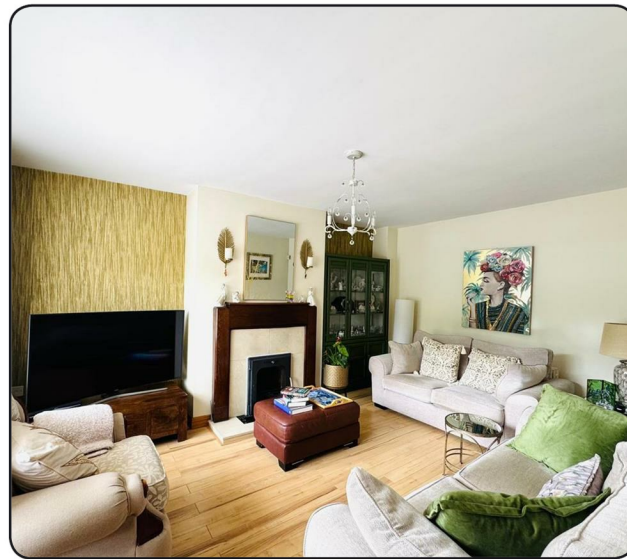
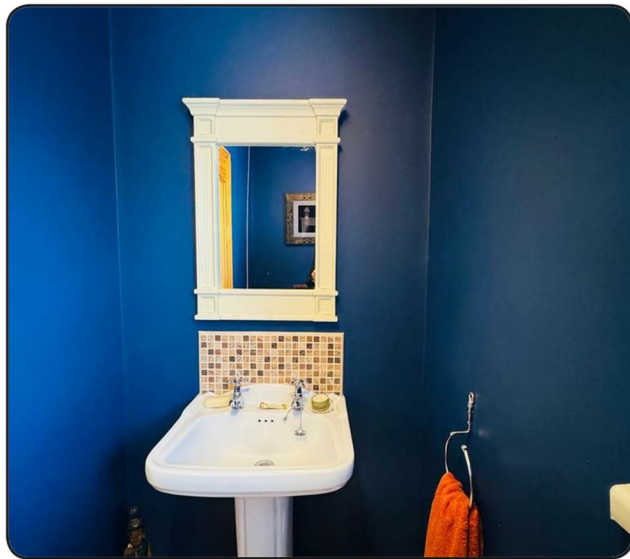


**92 Ivy Mead, L'Derry, BT47 3WX**

- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- SECURITY SYSTEM INSTALLED
- LAWNS TO FRONT AND REAR
- TARMAC DRIVEWAY
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having understairs storage and tiled floor.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

15'7" x 12'4" (4.75m x 3.76m)

Having fireplace (please note the owner is removing surround). Laminated wooden floor.

### KITCHEN/DINING AREA

17'6" x 11'4" (5.33m x 3.45m)

Having range of eye and low level units with concealed lighting under, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, electric underoven, extractor hood, integrated dishwasher, tiled floor, ample dining space with patio 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, space for fridge/freezer, tiled floor.

## FIRST FLOOR

### LANDING

Having hotpress and wooden floor. Access to floored attic with light and power points.

### MASTER BEDROOM

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

Having wooden floor.

### EN-SUITE

Comprising walk in tiled shower, whb and wc, wooden floor.

### BEDROOM 2

10'8" x 9' (3.25m x 2.74m)

Having wooden floor.

### BEDROOM 3

11'7" x 7' (3.53m x 2.13m)

Having wooden floor.

### BEDROOM 4

10'4" x 7'5" (3.15m x 2.26m)

Having wooden floor.

### BATHROOM

Comprising bath with shower fitting to taps, whb and wc, fully tiled walk in electric shower, remaining walls 1/2 tiled, wooden floor.

### EXTERIOR FEATURES

Neat lawn to front.

Paved patio and paths to rear.

Neat lawn with flower border and mature shrubs to rear enclosed by fence and gate.

Enclosed bin area.

Tarmac Driveway.

