

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel Henry
ESTATE AGENTS

£110,000

FOR SALE



33 Iona Terrace, L'Derry, BT47 6EY

- END TERRACE HOUSE
- 3 BEDROOMS/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- YARD TO REAR WITH ACCESS
- EPC RATING -
- SOLD AS SEEN

VIEWING STRICTLY BY APPOINTMENT ONLY

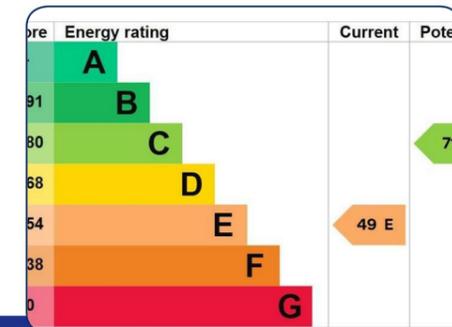
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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THE PROPERTY COMPRISES:

ACCOMMODATION

VESTIBULE PORCH

HALLWAY

Having laminated wooden floor.

LOUNGE

22' x 10' (6.71m x 3.05m)

KITCHEN

11'11" x 7'3" (3.63m x 2.21m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, wired for cooker, plumbed for washing machine, understairs storage.

REAR HALLWAY

Having laminated wooden floor.

SHOWER ROOM

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

BEDROOM 3

11'8" x 9'9" (3.56m x 2.97m)

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

14'2" x 9'6" (4.32m x 2.90m)

BEDROOM 2

10'2" x 8'1" (3.10m x 2.46m)

EXTERIOR FEATURES

Yard to rear with vehicular access.

ESTIMATED ANNUAL RATES

£723.11 (SEPT 2025)

