

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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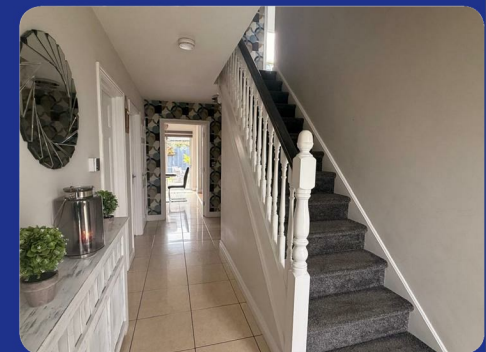
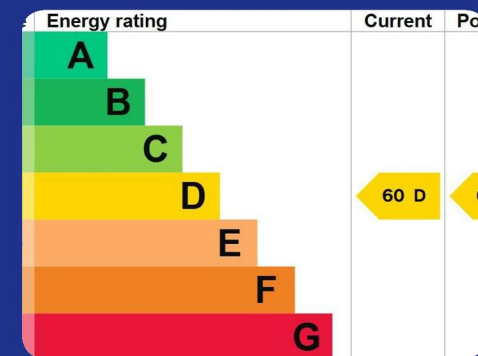


£275,000



44 Ivy Mead Mews, L'Derry, BT47 3FH

- 5 BEDROOM DETACHED CHALET BUNGALOW
- PVC DOUBLE GLAZED WINDOWS EXCEPT VELUX
- OIL FIRED CENTRAL HEATING
- 4 BATHROOMS
- CORNER SITE
- NEAT LAWNS FRONT AND REAR
- SECURITY SYSTEM INSTALLED
- EV CHARGING POINT
- TARMAC DRIVEWAY
- EPC -D



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALL

Having tiled floor, understair storage, storage cupboard.

LOUNGE

15'11 x 12'5 (4.85m x 3.78m)

Dual aspect, multi-fuel stove, laminated wooden floor.

KITCHEN/DINING/FAMILY/BAR

30' x 12'8 (to widest points) (9.14m x 3.86m (to widest points))

Having range of eye and low level units, hob, oven, extractor hood, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated dishwasher, space for fridge freezer, recessed lighting, tiled floor, ample dining space, spacious family area with bar, laminated wooden floor. French doors to rear.

FAMILY ROOM/BEDROOM 5

10'8 x 9'6 (3.25m x 2.90m)

Having laminated wooden floor

BEDROOM (4)

9'11 x 9'6 (3.02m x 2.90m)

Having laminated wooden floor

DRESSING AREA

12'5 x 7'5 (3.78m x 2.26m)

Built in wardrobes, dressing table, laminated wooden floor.

EN-SUITE -WET ROOM

Comprising tiled shower, WHB set in vanity unit, WC, Bluetooth mirror, laminated wooden floor, chrome radiator

BATHROOM

Comprising bath, tiled walk in shower, WHB, WC, 1/2 tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having laminated wooden floor, hotpress

MASTER BEDROOM

16' x 13'5 (to widest points) (4.88m x 4.09m (to widest points))

Having laminated wooden floor

EN-SUITE

Comprising tiled walk in power shower, WHB set in vanity unit, WC, bluetooth mirror, tiled floor, electric chrome radiator

BEDROOM (2)

12'4 x 11'2 (to widest points) (3.76m x 3.40m (to widest points))

Having laminated wooden floor

BEDROOM (3)

12'3 x 9'6 (to widest points) (3.73m x 2.90m (to widest points))

Having laminated wooden floor

SHOWER ROOM

Comprising tiled walk in power shower, WHB, WC, tiled floor.

EXTERIOR FEATURES

Neat lawns to front and side.

Paved patio area to rear leading to neat lawn.

Enclosed to side and rear by fence.

Lights front and rear.

ESTIMATED ANNUAL RATES

£1527 (July 2026)

