

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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

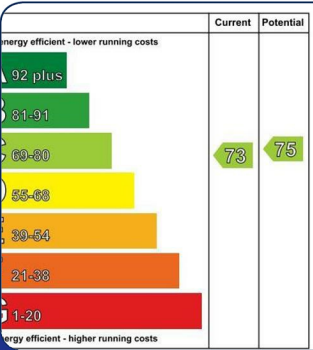
£134,950

**FOR SALE**



**47a Ivy Mead Mews, Londonderry, BT47 3FH**

- SEMI DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS DOWNSTAIRS
- PORCELAIN TILED FLOOR DOWNSTAIRS
- CHROME SOCKETS DOWNSTAIRS
- SECURITY SYSTEM INSTALLED
- EPC RATING C



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We are pleased to offer for sale this 4 bedroom semi detached family home set in a quiet cul-de-sac within Ivy Mead Mews. This property is close to all local amenities, local bus routes, schools, shops and 10-15 minute walk from Altnagelvin Hospital. The property has recently been modernised and benefits from a new kitchen. The garden has been professionally designed and landscaped. Early viewing recommended.

#### ACCOMMODATION

##### HALLWAY

Having tiled floor. Toilet and whb off having tiled floor.

##### LOUNGE

18'6" x 12'10" (5.64m x 3.91m)

Having multi fuel stove set in hole in style wall and tiled hearth, laminated wooden floor.

##### KITCHEN / DINING AREA

18'6" x 11'4" (5.64m x 3.45m)

Having excellent range of eye and low level units, matching pelmet over window with recessed lighting, tiling between units, 1 1/2 bowl stainless steel sink unit, hob and underoven, stainless steel extractor hood with curved glass, integrated fridge / freezer and dishwasher, tiled floor, ample dining space with patio doors leading to rear lawn and paved patio area, recessed ceiling lighting, understairs storage.

##### UTILITY ROOM

Having eye and low level units, plumbed for washing machine, space for tumble dryer, tiled floor.

#### FIRST FLOOR

##### LANDING

Having hotpress.

##### MASTER BEDROOM

12'9" x 9'11" (3.89m x 3.02m)

Having laminated wooden floor.

##### EN-SUITE

Comprising fully tiled walk in power shower, whb and wc, tiled floor.

##### BEDROOM 2

12' x 9'11" (3.66m x 3.02m)

Having laminated wooden floor.

##### BEDROOM 3

8'2" x 7'8" (2.49m x 2.34m)

Having laminated wooden floor.

##### BEDROOM 4

8'1" x 7'4" (2.46m x 2.24m)

Having laminated wooden floor.

##### BATHROOM

Comprising bath, fully tiled walk in shower, whb and wc, tiled floor.

#### EXTERIOR FEATURES

Neat lawn to front.

Lawn to rear enclosed by fence and gate.

Paved patio area to rear.

Exterior sensor light to front.

Exterior light to rear.

Exterior hot & cold water tap.

