

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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**Daniel
Henry**
ESTATE AGENTS

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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.

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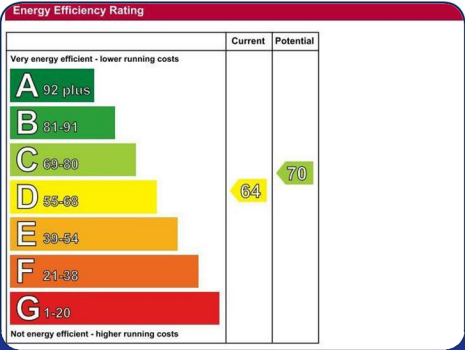
£225,000

FOR SALE



18 Ivy Mead Mews, Derry/Londonderry, BT47 3FH

- DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- CARPETS & BLINDS INCLUDED IN SALE
- OAK INTERNAL DOORS
- EPC RATING D



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ACCOMMODATION

HALL

Having downstairs storage, 'Karndean' laminated wooden floor.

LOUNGE

15'11" x 13'7" (4.85m x 4.14m)

Having ornamental marble fireplace with electric inset and marble hearth.

KITCHEN/DINING

21'7" x 11'4" (6.58m x 3.45m)

Having range of eye and low level units, matching pelmet over window, stainless steel sink unit with mixer taps set in granite worktop, matching splashback, hob, double oven, stainless steel extractor hood, integrated fridge/freezer and dishwasher, tiled floor, ample dining space, sliding patio doors to rear.

REAR HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

UTILITY ROOM

Having range of units, sink unit set in granite worktop, matching splashback, plumbed for washing machine, tiled floor.

FAMILY ROOM

16'5" x 10'7" (5.00m x 3.23m)

Having laminated wooden floor. (previously Garage)

STAIRCASE TO FIRST FLOOR WITH OAK HANDRAIL AND BALUSTRADES

Landing having hotress.

MASTER BEDROOM (1)

11'5" x 11'4" (3.48m x 3.45m)

Having laminated wooden floor.

ENSUITE

Comprising of walk in power shower, WHB, WC, heated towel rail, fully tiled walls and floor.

BEDROOM (2)

14'3" x 11' (4.34m x 3.35m)

Having double built in wardrobes, laminated wooden floor.

BEDROOM (3)

11'8" x 11'4" (3.56m x 3.45m)

BEDROOM (4)

11'7" x 8'5" (3.53m x 2.57m)

Having double built in wardrobes.

STUDY/BEDROOM (5)

9'11" x 7'10" (3.02m x 2.39m)

Fitted with cupboards, drawers and shelves.

BATHROOM

Comprising of walk in electric shower, bath, WHB, WC, recessed lighting, fully tiled walls and floor.

EXTERIOR FEATURES

Tarmac driveway.

Paved patio and rockery with feature wall and path bordered by fence and hedge.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: 1271.56 (March 2020)

