

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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.
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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Daniel Henry
 ESTATE AGENTS

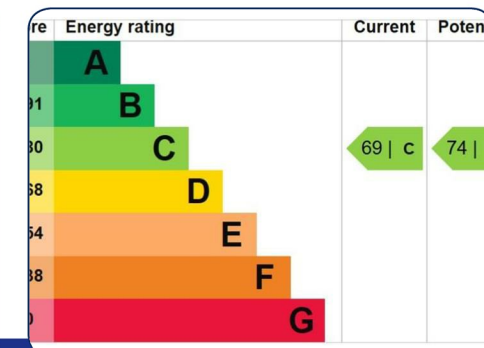
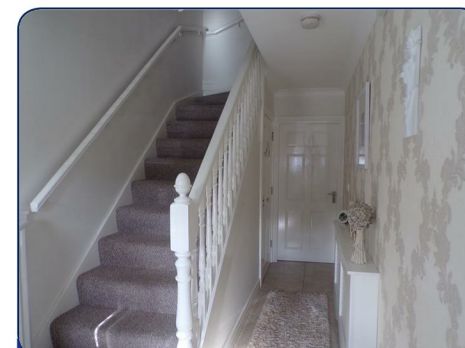
£140,000

FOR SALE

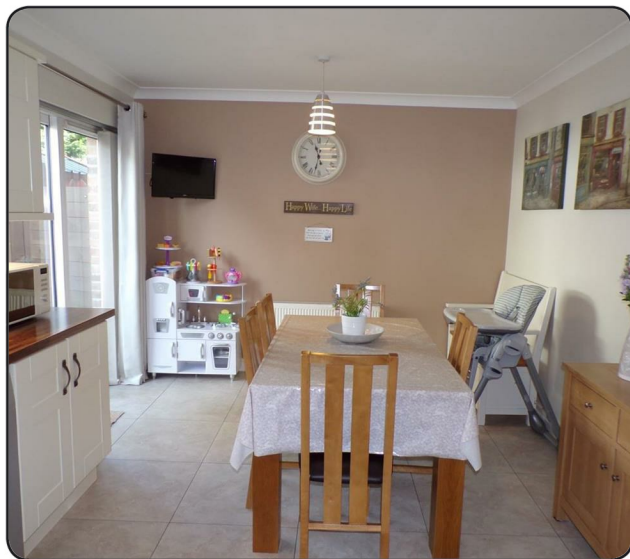


75 Ivy Mead Mews, Derry/Londonderry, BT47 3FH

- MID TERRACE TOWNHOUSE
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FRONT & PATIO DOORS
- BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING



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ACCOMMODATION

HALLWAY

Having ceiling cornicing and tiled floor.

GUEST TOILET & WHB

Having 1/2 tiled walls and tiled floor.

LOUNGE

16'7" x 11'9" to widest points (5.05m x 3.58m to widest points)

Having magnificent fireplace with cast iron inset, granite hearth, matching overmantle mirror, ceiling cornicing, laminated wooden floor.

KITCHEN / DINING AREA

18'8" x 10'8" (5.69m x 3.25m)

Having excellent range of eye and low level units, concealed lighting under units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for washing machine and dishwasher, space for fridge/freezer, tiled floor, ample dining space with patio doors leading to rear.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

11'3" x 9'6" (3.43m x 2.90m)

EN-SUITE

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

BEDROOM 2

15' x 8'7" (4.57m x 2.62m)

BEDROOM 3

8'9" x 8'7" (2.67m x 2.62m)

Having laminated wooden floor.

BEDROOM 4

9'8" x 7'2" (2.95m x 2.18m)

Having laminated wooden floor.

BATHROOM

Comprising bath with shower fittings to taps, fully tiled walk in electric shower, whb set in vanity unit, wc, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neatly landscaped to rear.

Paving leading to tiered patio area complete with decking, seating and barbecue area.

Planters filled with abundance of flowers and shrubs.

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £934.34 (Oct 2020)

