

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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

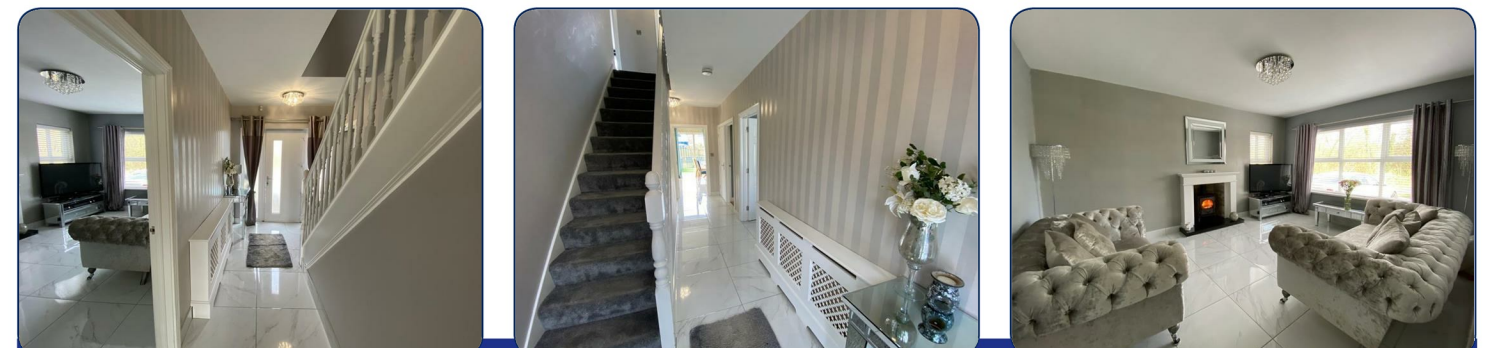
£209,950

**FOR SALE**



**166 Ivy Mead, L'derry, BT47 3WX**

- DETACHED CHALET BUNGALOW
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC COMPOSITE FRONT DOOR
- SECURITY SYSTEM INSTALLED
- EPC RATING



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## ACCOMMODATION

### HALLWAY

Having under stairs storage, cloaks cupboard, storage cupboard, tiled floor.

### LOUNGE

16' x 12'4" (4.88m x 3.76m)

Having attractive fireplace with multi fuel stove set on granite hearth, tiled floor.

### FAMILY ROOM

13' x 9'8" (3.96m x 2.95m)

Having semi solid wooden floor.

### KITCHEN/DINING/FAMILY AREA

29'3" x 10'10" (8.92m x 3.30m)

Having excellent range of eye and low level units, tiling between units matching pelmet over window with lighting, hob and underoven, stainless steel extractor hood, integrated fridge freezer and dishwasher, wine rack, recessed ceiling lighting, tiled floor. Dining area with patio doors leading to decking. Open plan living area with storage off plumbed for shower, toilet and wc.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

### BEDROOM 4

10'4" x 7'2" (3.15m x 2.18m)

Having laminated wooden floor.

### BATHROOM

Comprising claw foot bath with telephone hand shower attachment to taps, whb, wc, walk in shower, fully tiled walls and floor.

### FIRST FLOOR

#### LANDING

Having hotpress.

#### MASTER BEDROOM

22'9" x 10'11" into wardrobe (6.93m x 3.33m into wardrobe)

Having wall to wall built in wardrobes with sliding mirrored doors, additional built in wardrobe.

#### BEDROOM 2

14' x 11'8" wp (4.27m x 3.56m wp)

#### BEDROOM 3

13'7" x 9'7" (4.14m x 2.92m)

#### SHOWER ROOM

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

### EXTERIOR FEATURES

SUMMER HOUSE 9'6" x 9'5" Presently used as gym. Having light and power points. Store to rear.

Neat lawn to front.

Neat lawn to rear enclosed by fence and gate.

Decked patio area with artificial grass.

Garden shed.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1197.88 (APRIL 2021)

