

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




**154 Ivy Mead, L'Derry, BT47 3WX**

- SEMI DETACHED 4 BEDROOM HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CUL DE SAC LOCATION
- EPC RATING

**VIEWING STRICTLY BY APPOINTMENT ONLY**

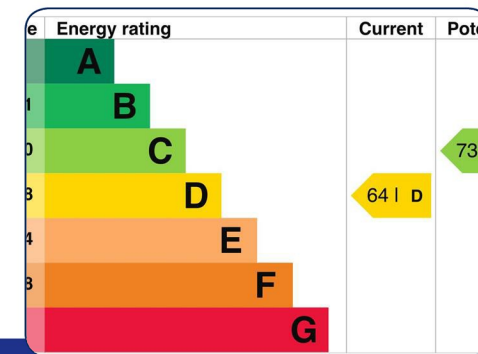
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## ACCOMMODATION

### HALL

Having semi solid wooden floor, cloaks cupboard

### GUEST WHB & WC

Laminated tiled floor.

### LOUNGE

16'7" x 12'4" (5.05m x 3.76m)

Having multi fuel stove set on tiled hearth, semi-solid wooden floor.

### KITCHEN

17'6" x 11'11" (5.33m x 3.63m)

Having range of eye and low level units, 1 1/2 bowl stainless steel sink unit set in 'Quartz' worktop with matching splashback, built in electric oven and microwave, integrated dishwasher, breakfast bar, dining space with patio doors leading to rear garden. 'Amtico' floor.

### OPEN PLAN TO UTILITY ROOM

12'5" x 5' (3.78m x 1.52m)

Having stainless steel sink set in 'Quartz' worktop with matching splashback and window sill, space for American style fridge / freezer, plumbed for washing machine, space for tumble drier set behind modern style shutter door. Amtico floor.

### FIRST FLOOR

Landing having feature glass window.

### MASTER BEDROOM (1)

12'5" x 12'3" (3.78m x 3.73m)

having range of built in wardrobes.

### ENSUITE

Comprising walk in shower, WHB, WC.

### BEDROOM (2)

10'9" x 9'3" (3.28m x 2.82m)

### BEDROOM (3)

10'4" x 8'6" (3.15m x 2.59m)

### BEDROOM (4)

12' x 6' (3.66m x 1.83m)

laminated wooden floor

### BATHROOM WET ROOM

Comprising free standing bath with mixer taps, walk in power shower, WHB set in vanity unit, WC, half tiled walls, tiled floor with under floor heating.

### EXTERIOR FEATURES

Neat lawns to front and rear. Rear lawn having paved patio area. Stocked with trees and plants.

Covered storage/drying space to side.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

Estimated Annual Rates: £910.38 (Oct 2020)

