

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



£159,950

**FOR SALE**



**17 Ivy Mead Mews, L'Derry, BT47 3FH**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

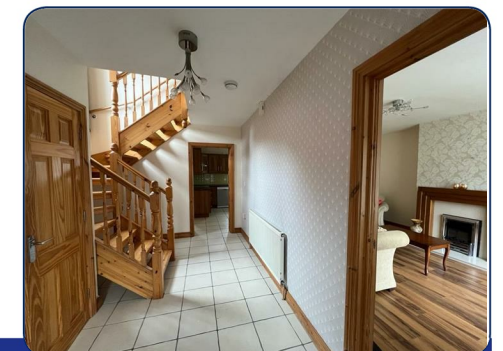
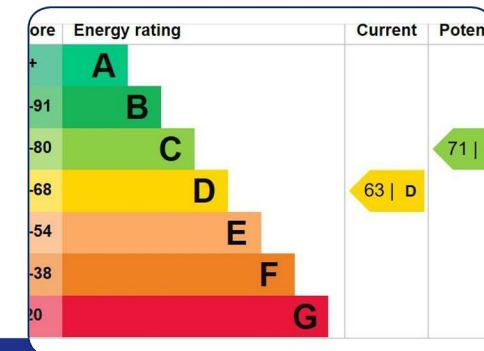
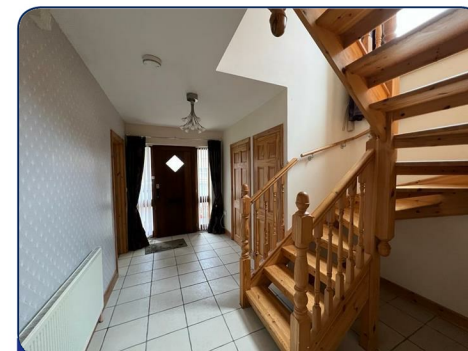


- SEMI DETACHED HOUSE
- 4 BEDROOMS / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- LAWN TO FRONT
- PAVED PATIO AREA TO REAR
- GARDEN TO REAR.
- TARMAC DRIVEWAY
- EPC -

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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.
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## ACCOMMODATION

### HALLWAY

Having tiled floor, cloaks cupboard.

### GUEST WHB & WC

Having tiled floor.

### LOUNGE

16'8" x 12'8" (wp) (5.08m x 3.86m (wp))

Having ornamental fireplace and laminated wooden floor.

### KITCHEN / DINING AREA

17' x 10'6" (5.18m x 3.20m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, plumbed for dishwasher, ample dining space with patio doors, tiled floor.

### UTILITY ROOM

Having range of units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, space for fridge / freezer, tiled floor.

## FIRST FLOOR

### LANDING

Having hotpress.

### MASTER BEDROOM

12'7" x 12'5" (3.84m x 3.78m)

Having laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in shower, whb and wc.

### BEDROOM 2

10'9" x 9'8" (3.28m x 2.95m)

### BEDROOM 3

10'1" x 8'6" (3.07m x 2.59m)

### BEDROOM 4

12' x 6'4" (3.66m x 1.93m)

### BATHROOM

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

## EXTERIOR FEATURES

Neat lawn to front.

Garden to rear.

Paved patio area to rear.

Tarmac driveway.

## ESTIMATED ANNUAL RATES

£1034.57 (FEB 2023)

