

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



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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

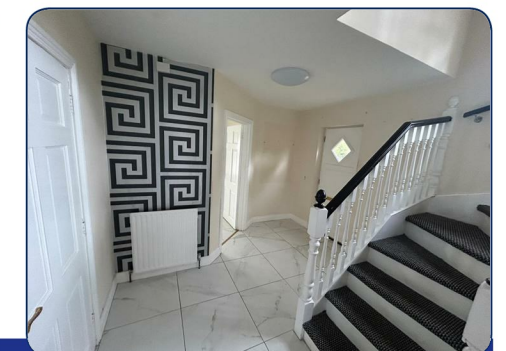
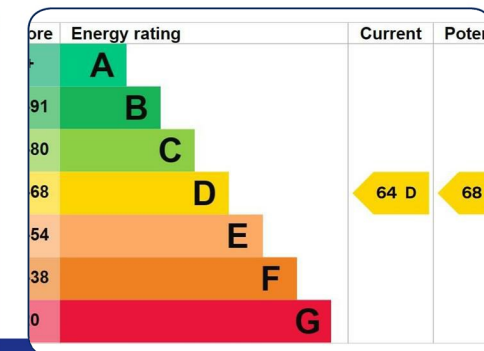
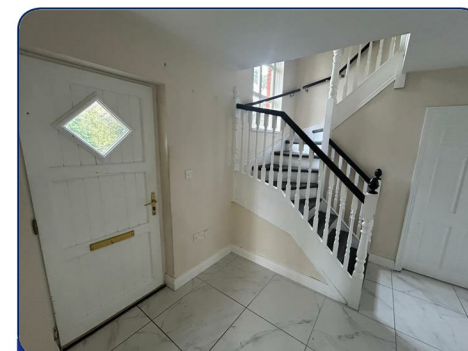
£150,000

FOR SALE

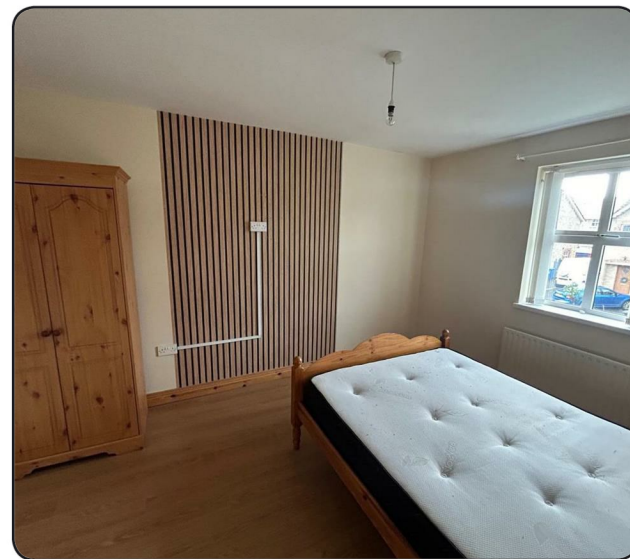
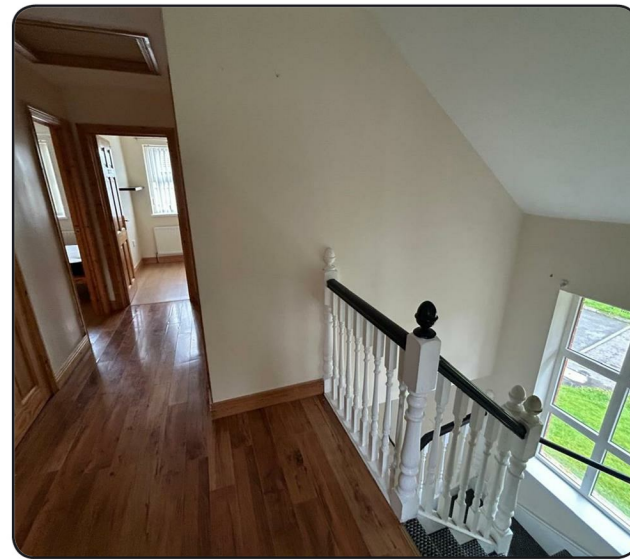


146 Ivy Mead, Altnagelvin, BT47 3WZ

- SEMI DETACHED HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- PAVED PATIO AREA TO REAR
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiling around whb, wc, extractor fan, tiled floor.

LOUNGE

18'6" x 13'9" wp (5.64m x 4.19m wp)
Having attractive fireplace, tiled floor.

KITCHEN / DINING AREA

18'6" x 11'7" (5.64m x 3.53m)
Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, space for fridge / freezer and dishwasher, recessed lighting, patio doors leading to rear, understairs storage, laminated wooden floor.
Cloaks cupboard off plumbed for washing machine, tiled floor.

FIRST FLOOR

LANDING

Having hotpress and laminated wooden floor.

BEDROOM 1

12'1" x 9'11" (3.68m x 3.02m)
Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, extractor fan.

BEDROOM 2

12'9" x 9'11" (3.89m x 3.02m)
Having laminated wooden floor.

BEDROOM 3

8'1" x 7'8" (2.46m x 2.34m)
Having laminated wooden floor.

BEDROOM 4

7'9" x 7'6" (2.36m x 2.29m)
Having laminated wooden floor.

BATHROOM

Comprising bath with tiling around, whb and wc, fully tiled walk in electric shower, extractor fan.

EXTERIOR FEATURES

Lawn to front and side.
Paved patio area to rear.

ESTIMATED ANNUAL RATES

£1107.54 (FEB 2024)

