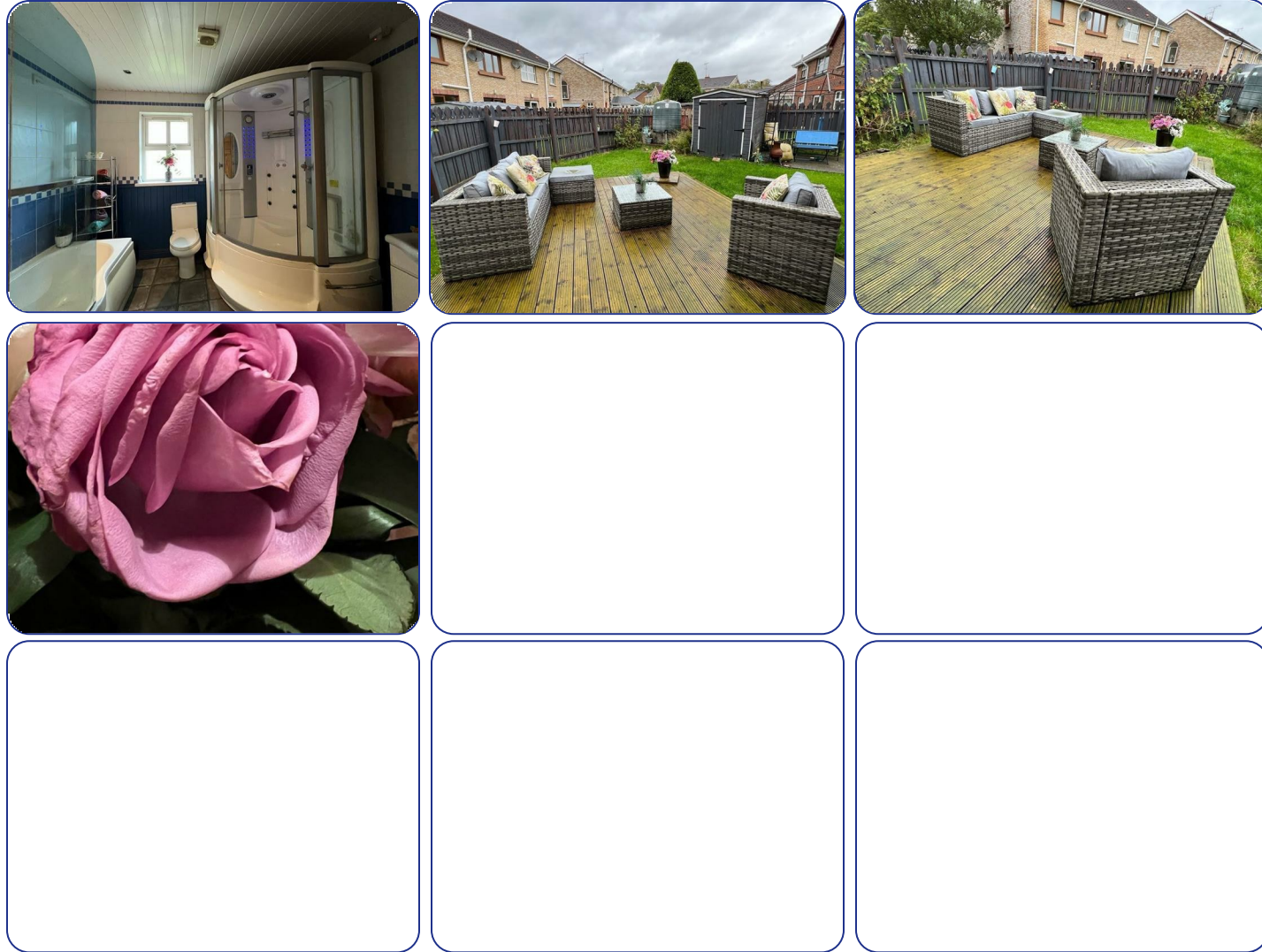


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**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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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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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

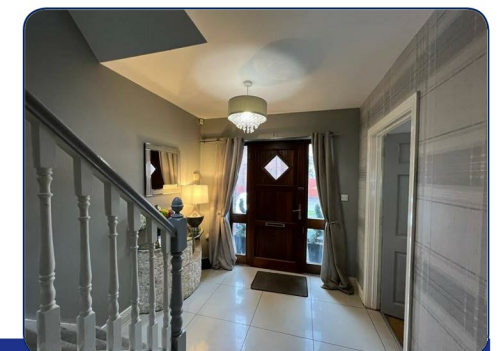
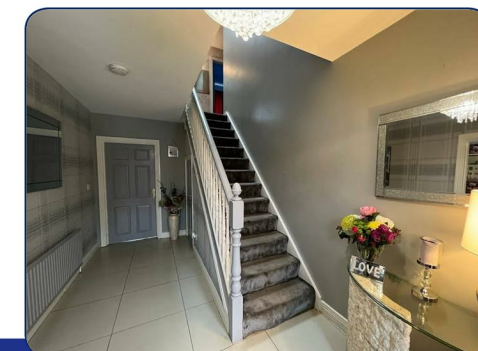
£205,000

**FOR SALE**



106 Ivy Mead, L'derry, BT47 3WX

- DETACHED HOUSE
- 5 BEDROOMS / 1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC PATIO DOORS
- GARAGE (PRESENTLY SUB DIVIDED)
- EPC RATING -
- LAWNS TO FRONT SIDE AND REAR
- TARMAC DRIVEWAY
- SOLD AS SEEN



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## ACCOMMODATION

### HALLWAY

Having downstairs storage and tiled floor.

### LOUNGE

16'6" x 13'7" (5.03m x 4.14m)

Having multi fuel stove set on granite hearth, folding doors leading to kitchen/dining, wooden floor.

### KITCHEN / DINING AREA

22' x 11'10" (6.71m x 3.61m)

Having range of eye and low level units, tiling between units, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, gas hob, double oven, extractor hood, recessed lighting on window pelmet, plumbed for dishwasher, space for fridge / freezer, dining space, sliding patio doors, tiled floor.

### REAR HALLWAY

Having tiled floor.

### GUEST WHB & WC

Having tiled floor.

### UTILITY ROOM

Having low level units, sink unit, plumbed for washing machine, space for tumble dryer.

### LANDING

Having hotpress.

### FIRST FLOOR

#### MASTER BEDROOM

11'10" x 11'6" (3.61m x 3.51m)

#### EN-SUITE

Comprising shower cubicle (no shower at present) whb set in vanity unit, wc, part PVC cladding to walls, remaining walls panelled, recessed lighting.

#### BEDROOM 2

15'8" x 10'7" wp (4.78m x 3.23m wp)

Plumbed for En-suite

#### BEDROOM 3

12'10" x 11'6" (3.91m x 3.51m)

Having laminated wooden floor.

#### BEDROOM 4

11'3" x 7'3" (3.43m x 2.21m)

#### BEDROOM 5

9'10" x 7'11" (3.00m x 2.41m)

Having built in wardrobe and laminated wooden floor.

### BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, steam shower cubicle with telephone, radio etc. 1/2 height wooden panelled walls, remaining walls tiled, tiled floor.

### INTEGRAL GARAGE

Having roller door, light and power points. Presently sub-divided but can easily be restored to a garage.

### EXTERIOR FEATURES

Lawn to front and side.

Enclosed lawn to rear with decked patio area.

Garden shed.

Tarmac driveway.

### ESTIMATED ANNUAL RATES

£1423.98 (MARCH 2024)

