

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

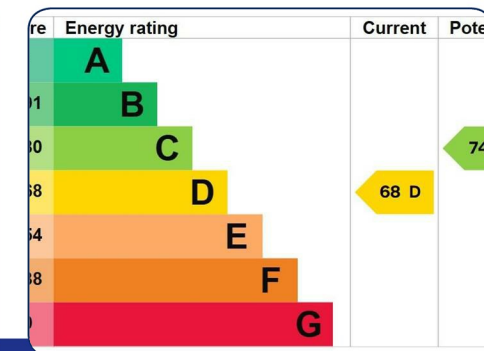
£170,000

FOR SALE

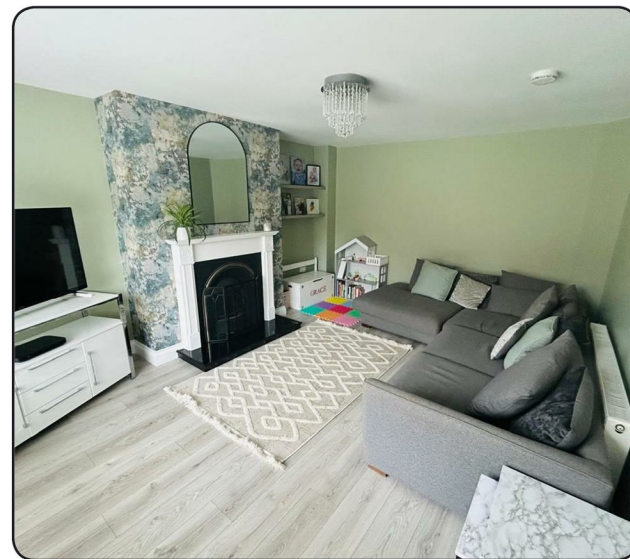
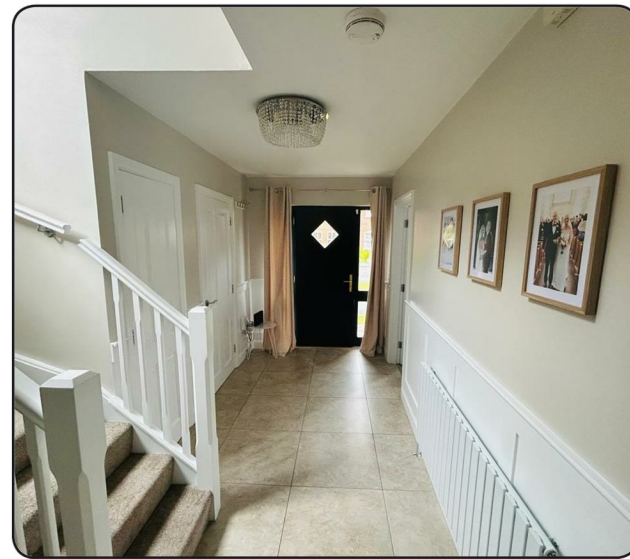
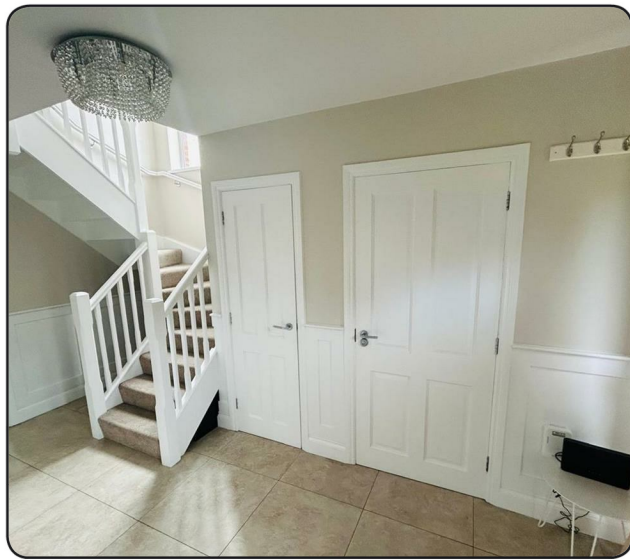


13 Ivy Mead Close, L'Derry, BT47 3FL

- SEMI DETACHED HOUSE
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- LAWNS TO FRONT & REAR
- PAVED PATIO AREA
- TARMAC DRIVEWAY
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having cloaks cupboard, half panelled walls, tiled floor.

GUEST WHB & WC

Having whb with tiling around, wc, half panelled walls, tiled floor.

LOUNGE

16'7" x 12'9" wp (5.05m x 3.89m wp)

Having attractive fireplace and laminated wooden floor.

KITCHEN / DINING AREA

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

Having eye and low level units, tiling between units, 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, stainless steel extractor hood, plumbed for dishwasher, recessed lighting, patio doors, tiled floor.

UTILITY ROOM

12' x 5'3" (3.66m x 1.60m)

Having low level unit, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer and fridge / freezer, extractor fan, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

12'9" x 12'3" (3.89m x 3.73m)

Having panelled feature wall, laminated wooden floor.

EN-SUITE

Comprising walk in electric shower with PVC cladding to walls, whb set in vanity unit, wc, heated towel rail, PVC cladding to walls, laminated wooden floor.

BEDROOM 2

10' x 8'10" (3.05m x 2.69m)

Having panelled feature wall, laminated wooden floor.

BEDROOM 3

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

Having laminated wooden floor.

BEDROOM 4

10'9" x 9'7" (3.28m x 2.92m)

Having laminated wooden floor.

BATHROOM

Comprising bath with telephone hand shower attachment to taps, PVC cladding around bath, fully tiled walk in electric shower, whb set in vanity unit with PVC cladding around.

EXTERIOR FEATURES

Lawn to front.

Lawn to rear enclosed by fence.

Paved patio area.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£1166.76 (JUNE 2024)

