

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**£145,000**



**13 Summer Meadows Mews, L'Derry, BT47 6SG**

- SEMI DETACHED HOUSE
- 2 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- TARMAC DRIVEWAY
- LAWNS TO FRONT & REAR
- EPC RATING - D

**VIEWING STRICTLY BY APPOINTMENT ONLY**

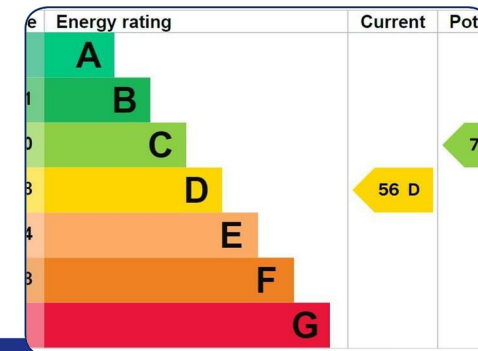
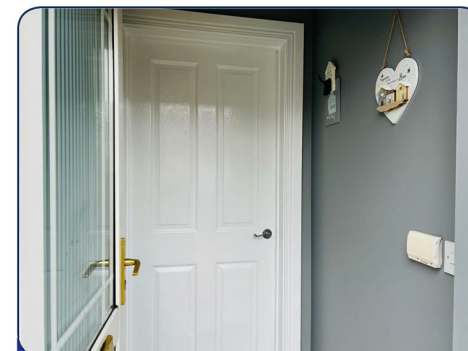
**Agent:**

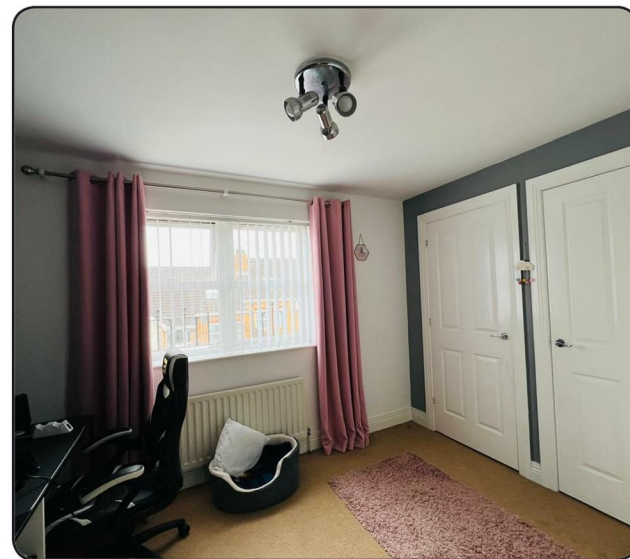
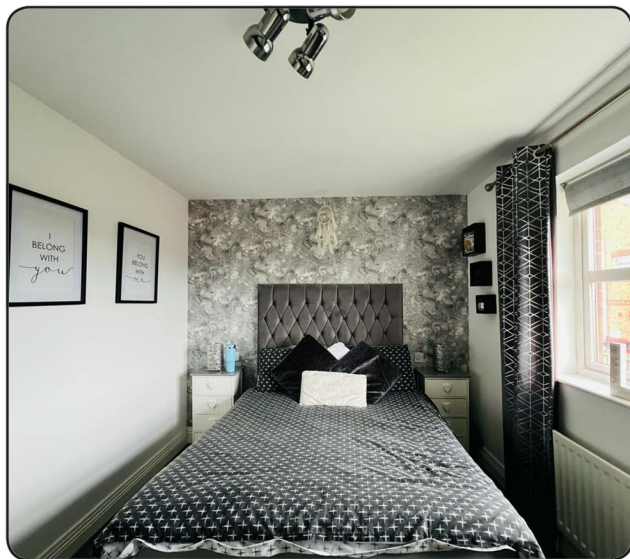
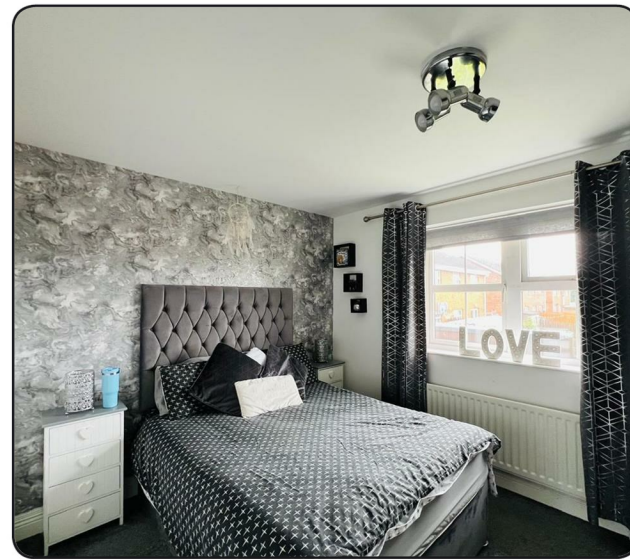


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## ACCOMMODATION

### VESTIBULE PORCH

Having laminated wooden floor.

### LOUNGE

14' x 13' (4.27m x 3.96m)

Having attractive fireplace with gas inset, ceiling corning, recessed lighting, laminated wooden floor.

### DOWNSTAIRS WHB & WC

Having tiled floor.

### KITCHEN

13' x 10'10" wp (3.96m x 3.30m wp)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, gas hob, underoven, extractor hood, plumbed for washing machine and dishwasher, space for fridge / freezer, dining space, French doors to rear lawn, tiled floor.

### FIRST FLOOR

#### LANDING

Having hotpress, storage cupboard and ceiling corning.

#### BEDROOM 1

12'11" x 8'10" wpp (3.94m x 2.69m wpp)

Having double built in wardrobe.

#### BEDROOM 2

10'10" x 10'9" (3.30m x 3.28m)

Having two built in wardrobes.

#### BATHROOM

Comprising bath, whb and wc, walk in tiled shower, 1/2 tiled walls.

#### EXTERIOR FEATURES

Lawn to front.

Neat lawn to rear.

Tarmac driveway to side.

#### ESTIMATED ANNUAL RATES

£1111.20 (JUNE 2024)

