

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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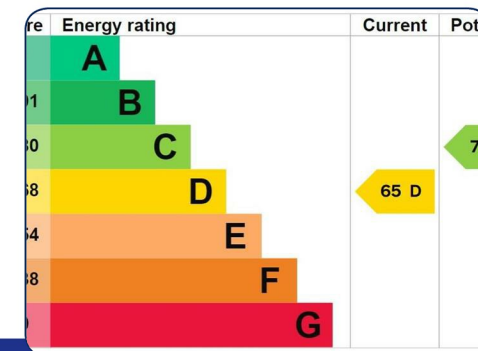
Daniel Henry
ESTATE AGENTS

£190,000

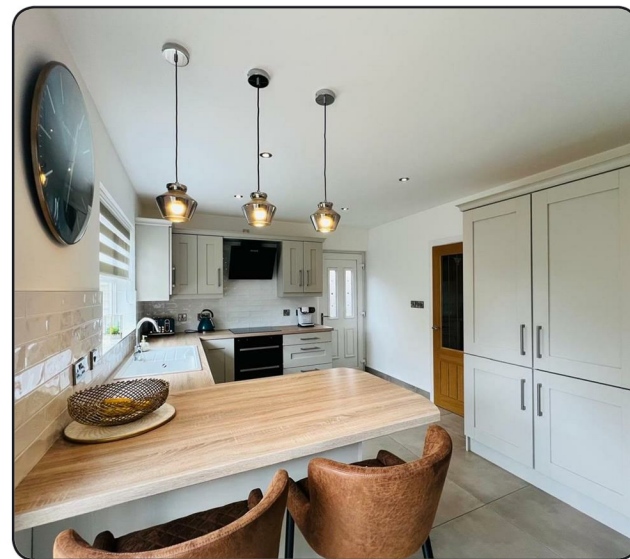
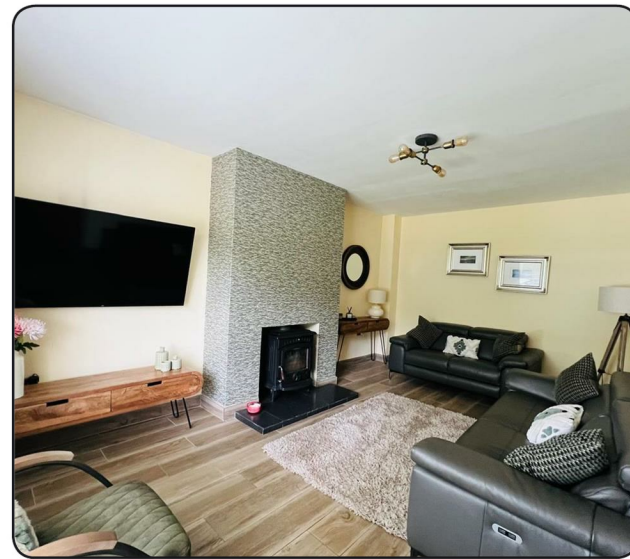
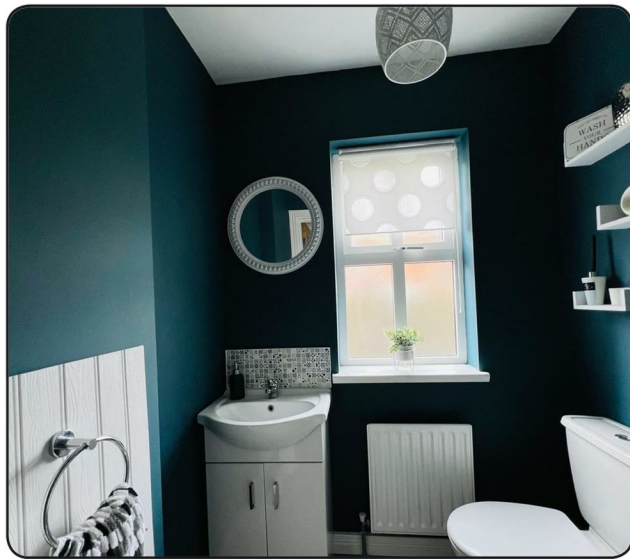
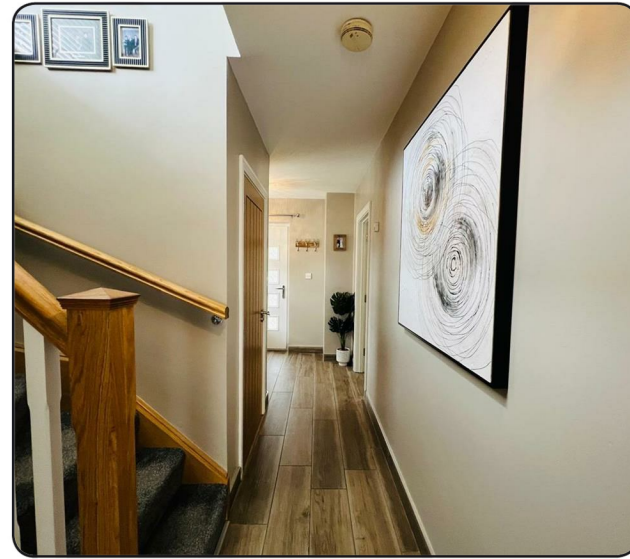
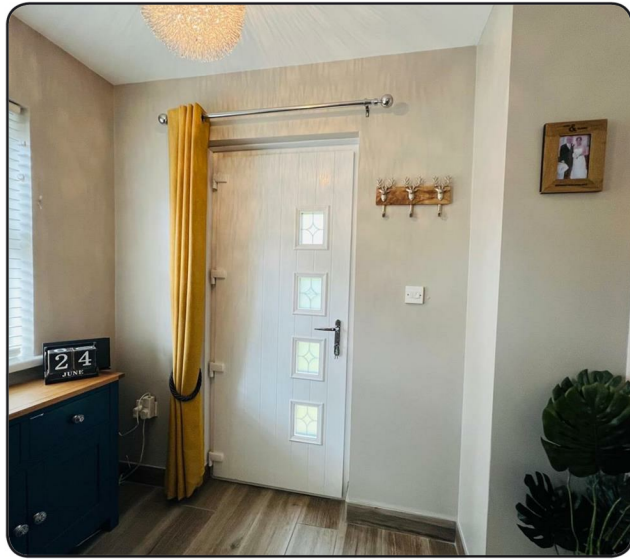


148 Ivy Mead, L'Derry, BT47 3WX

- SEMI DETACHED HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- COMPOSITE FRONT DOOR
- OAK INTERNAL DOORS
- LAWNS TO FRONT & REAR
- GARAGE
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having downstairs storage and tiled floor.

GUEST WHB & WC

LOUNGE

16'8" x 11'4" (5.08m x 3.45m)

Having multi fuel stove set on tiled hearth, tiled floor.

KITCHEN / DINING AREA

19'11" x 11'4" (6.07m x 3.45m)

Having range of eye and low level units, tiling between units, single drainer sink unit with mixer taps, breakfast bar, integrated fridge / freezer and dishwasher, recessed lighting, tiled floor, dining space with French doors.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

11'4" x 10'3" (3.45m x 3.12m)

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, chrome radiator, tiled floor.

BEDROOM 2

13'5" x 11'5" (4.09m x 3.48m)

Having recessed lighting.

BEDROOM 3

11'8" x 8'2" (3.56m x 2.49m)

BATHROOM

Comprising bath with shower fitting to taps, double width electric shower, whb set in vanity unit, wc, recessed lighting, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear enclosed by fence and gate.

Decked patio area.

Tarmac driveway.

GARAGE

16'11" x 10'9" (5.16m x 3.28m)

Having roller door, light and power points, side window and door, plumbed for washing machine.

ESTIMATED ANNUAL RATES

£1111.20 (JUNE 2024)

