

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

£125,000

FOR SALE



6 Ivy Mead Court, L'Derry, BT47 3ZH

VIEWING STRICTLY BY APPOINTMENT ONLY

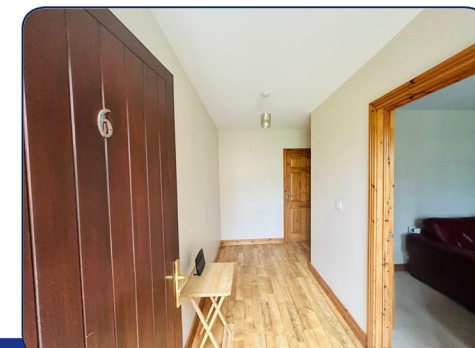
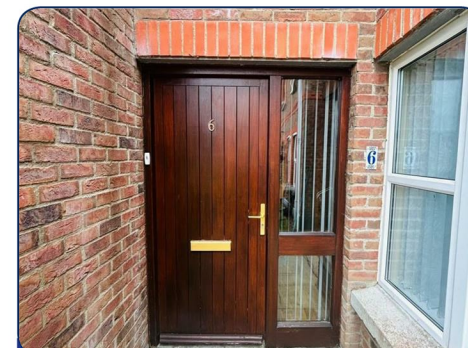
Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

- GROUND FLOOR APARTMENT
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC PATIO DOORS
- CARPETS & BLINDS INCLUDED IN SALE
- COMMUNAL PARKING TO FRONT
- LAWN & PAVED PATIO AREA TO REAR
- EPC RATING -

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

Having airing cupboard and laminated wooden floor.

LOUNGE

17'2" x 10'8" wp (5.23m x 3.25m wp)
Having attractive fireplace.

KITCHEN / DINING AREA

12'3" x 11'3" (3.73m x 3.43m)
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, plumbed for washing machine, plumbed for dishwasher, tiled floor, patio doors.

BEDROOM 1

11'11" x 10' (3.63m x 3.05m)
Having built in wardrobe.

BEDROOM 2

10'3" x 8' (3.12m x 2.44m)

BEDROOM 3

9'11" x 8'1" (3.02m x 2.46m)

BATHROOM

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

EXTERIOR FEATURES

Communal parking to front.
Lawn to rear bordered by fence, trees and hedges.
Paved patio area to rear.

ESTIMATED ANNUAL RATES

£1000.08 (JUNE 2024)

