

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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

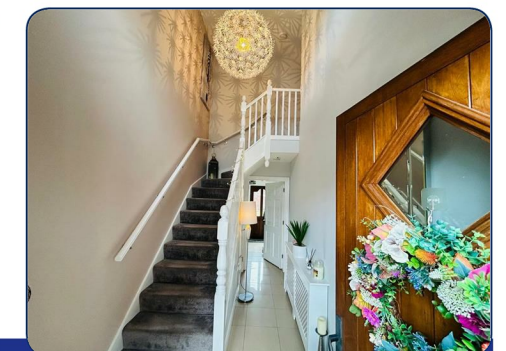
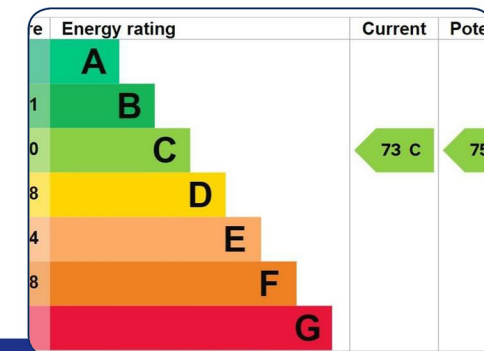
£139,950

FOR SALE

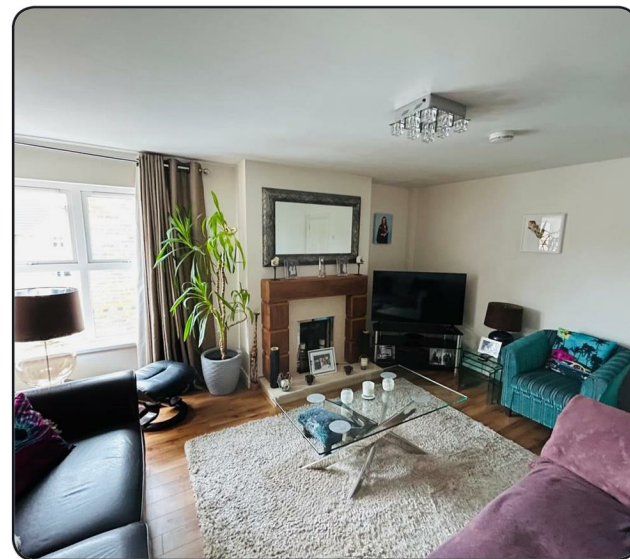
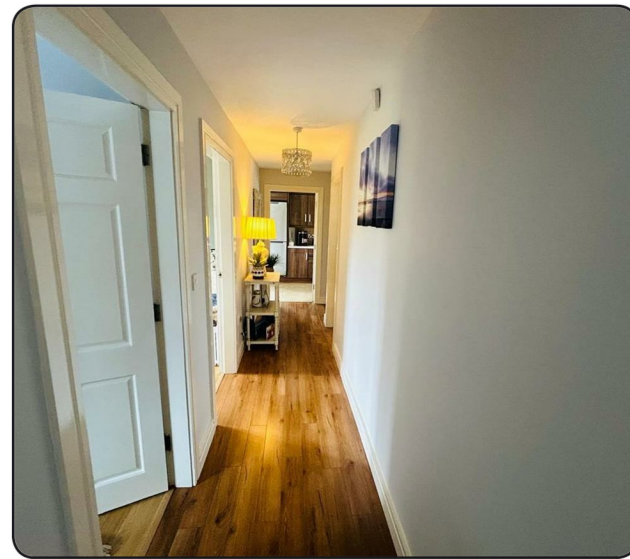
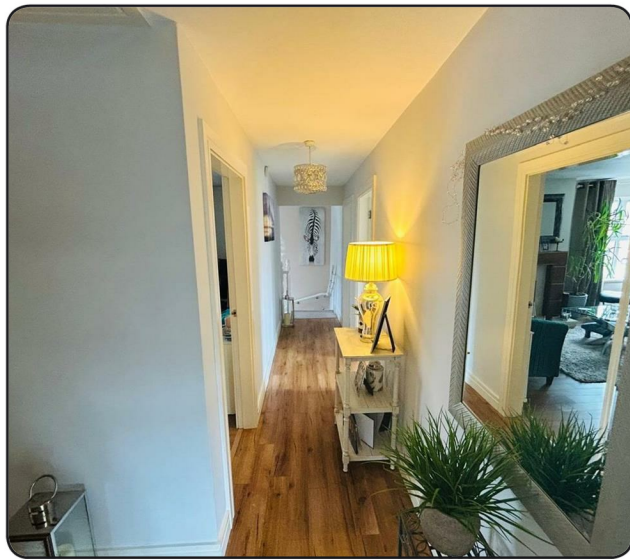
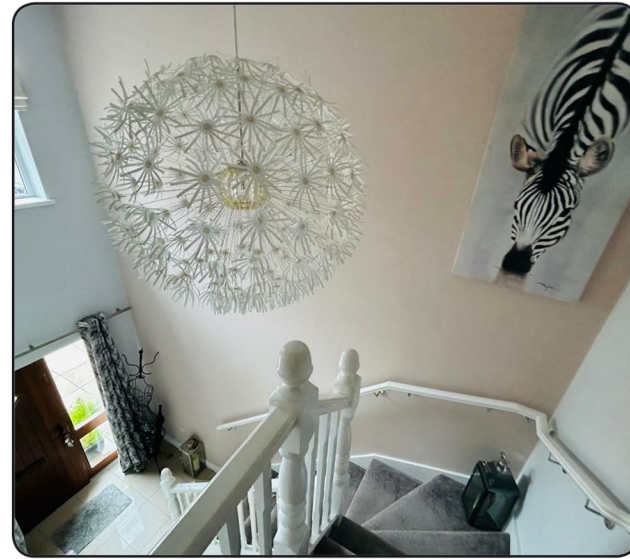
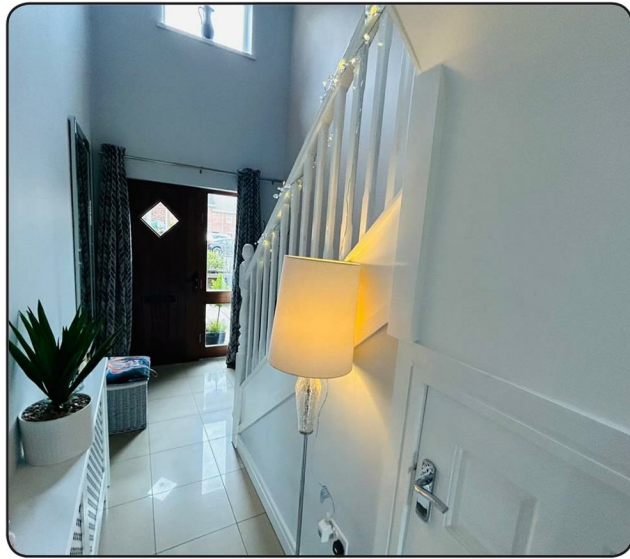


77 Ivy Mead Mews, L'Derry, BT47 3FH

- DUPLEX APARTMENT
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- CARPETS & BLINDS INCLUDED IN SALE
- EXTENSIVE PRIVATE LAWN TO REAR
- COMMUNAL PARKING TO FRONT
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having understairs storage, tiled floor.

UTILITY ROOM

9'5" x 6'3" (2.87m x 1.91m)

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

FIRST FLOOR

LANDING

Having hotpress and wooden floor.

LOUNGE

15'3" x 13'8" wp (4.65m x 4.17m wp)

Having attractive fireplace, wooden floor.

KITCHEN / DINING AREA

22'5" x 11'9" (6.83m x 3.58m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, integrated hob and underoven, space for fridge / freezer, plumbed for dishwasher, patio doors leading to Juliet balcony, tiled floor.

MASTER BEDROOM

15' x 10'1" (4.57m x 3.07m)

Having built in wardrobe with sliding doors.

EN-SUITE

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

BEDROOM 2

11'11" x 9'3" (3.63m x 2.82m)

Having wooden floor.

BEDROOM 3

9'3" x 8'9" (2.82m x 2.67m)

Having wooden floor.

BATHROOM

Comprising bath with shower attachment to taps and tiling around, fully tiled walk in electric shower, whb with tiling around, wc, extractor fan, tiled floor.

EXTERIOR FEATURES

Lawn to rear enclosed by fence.

Paved patio area to rear.

Outside light and tap.

Shed.

Access to mews.

ESTIMATED ANNUAL RATES

£1055.64 (APRIL 2024)

