

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

**Daniel**  
**Henry**  
ESTATE AGENTS

£90,000

**FOR SALE**



**15 Iona Terrace, L'Derry, BT47 6EY**

**VIEWING STRICTLY BY APPOINTMENT ONLY**

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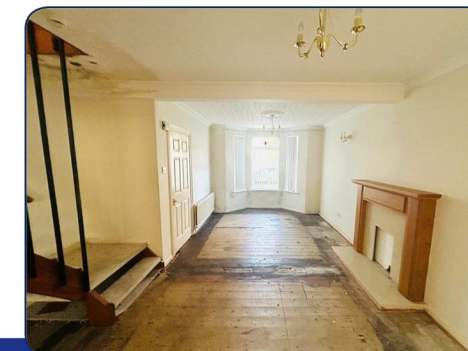
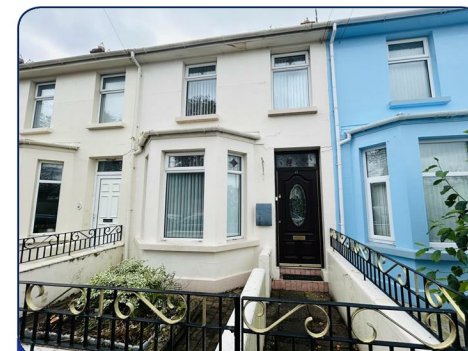
- MID TERRACE HOUSE
- 3 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS (except 1)
- GARAGE
- YARD TO FRONT & REAR
- EPC RATING -
- SOLD AS SEEN

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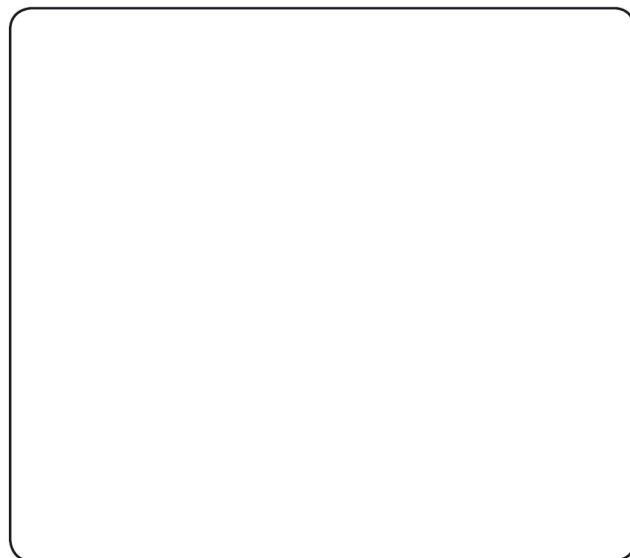
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## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

21'11" x 14' (6.68m x 4.27m)

Having fireplace and ceiling cornicing.

### KITCHEN / DINING AREA

14'10" x 7'7" (4.52m x 2.31m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, wired for cooker, space for fridge.

### REAR HALLWAY

Having storage cupboard.

### BATHROOM

Comprising corner bath with handles and shower over, whb and wc, fully tiled walk in shower, wooden ceiling, partly tiled walls, tiled floor.

## FIRST FLOOR

### LANDING

Having storage cupboard.

### BEDROOM 1

14'1" x 9'6" (4.29m x 2.90m)

Having built in wardrobe with mirrored door.

### BEDROOM 2

13'3" x 7'8" (4.04m x 2.34m)

### BEDROOM 3

9'11" x 8'2" (3.02m x 2.49m)

## EXTERIOR FEATURES

Yard to front enclosed by wall.

Yard to rear.

Access to mews.

Utility shed plumbed for washing machine, light and power points.

Outside light and tap.

## GARAGE

## ESTIMATED ANNUAL RATES

£750.06 (OCT 2024)