

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

**Daniel Henry**  
ESTATE AGENTS

£105,000

FOR SALE



15 Iona Terrace, L'Derry, BT47 6EY

- 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

VIEWING STRICTLY BY APPOINTMENT ONLY

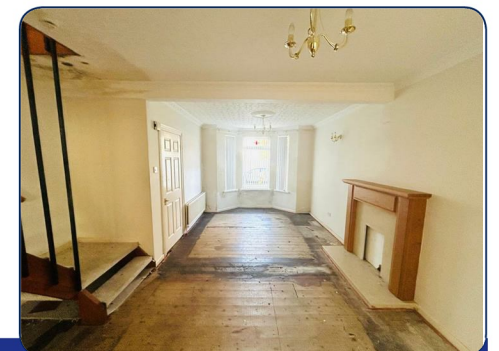
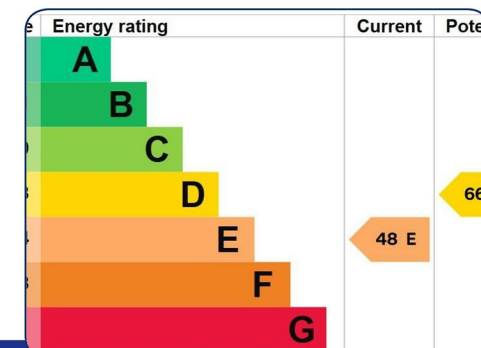
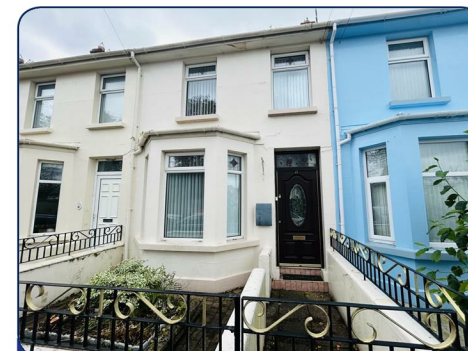
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## ACCOMMODATION

### HALLWAY

Having laminated wooden floor.

### LOUNGE

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

Having fireplace and ceiling corncicing.

### 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)