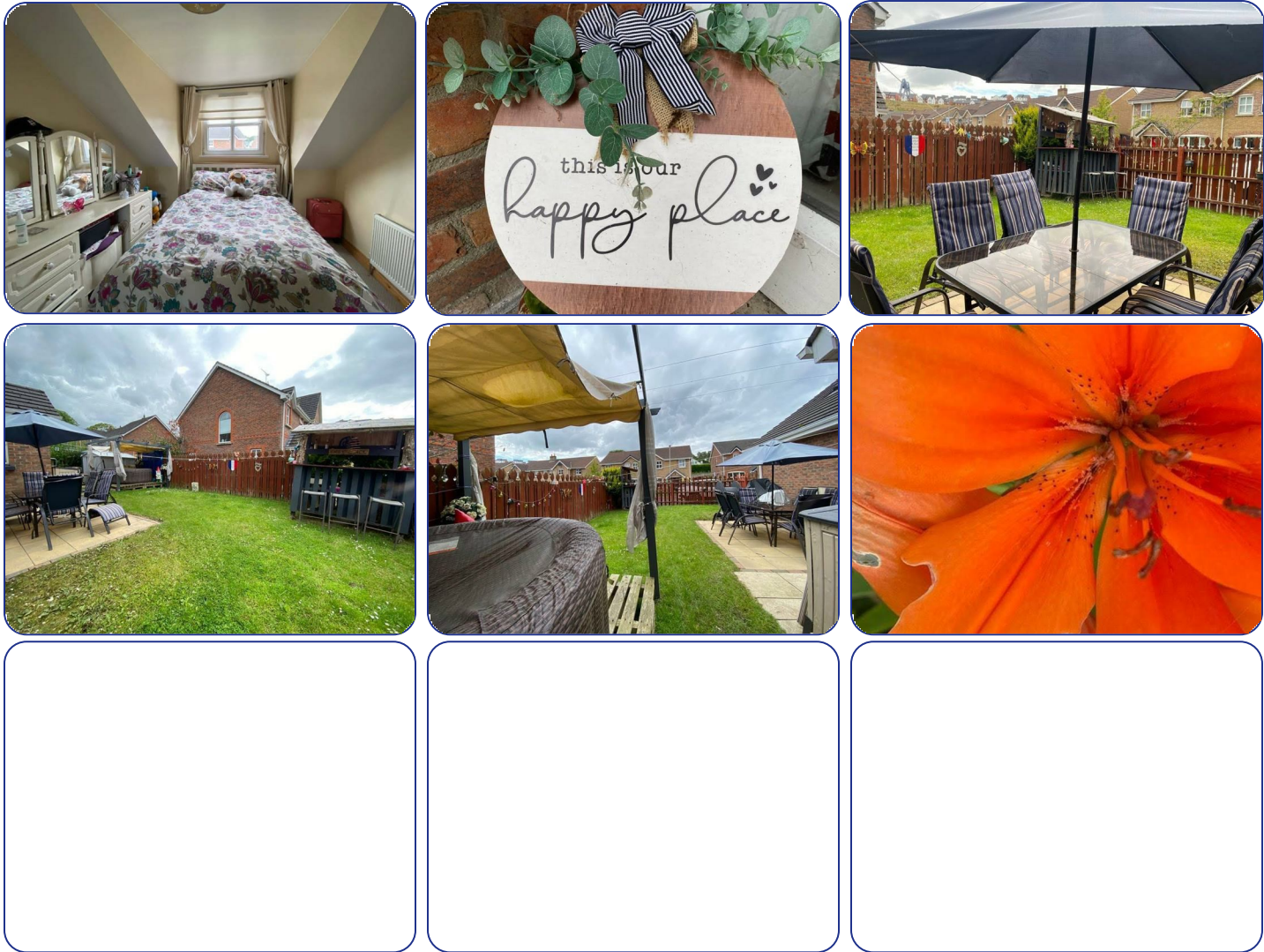


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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



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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Daniel Henry
ESTATE AGENTS

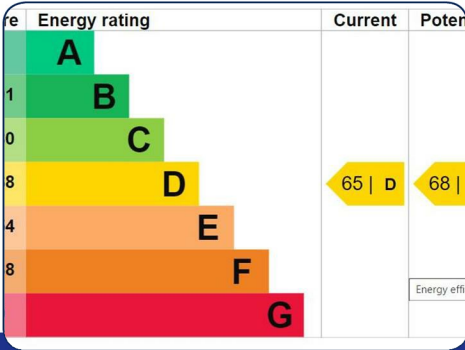
£220,000

FOR SALE

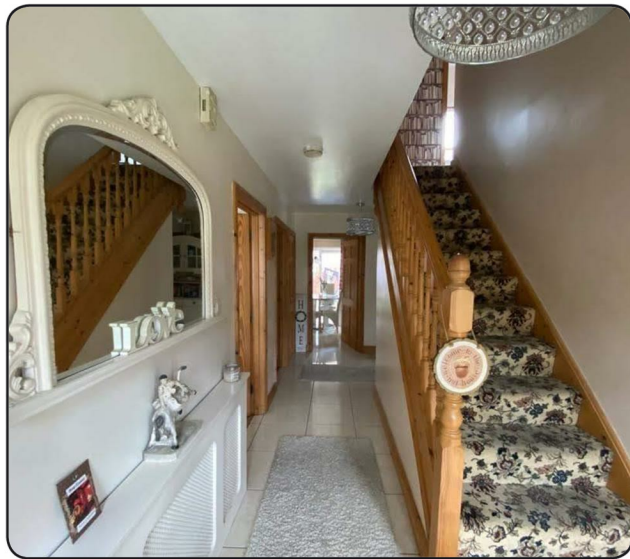


53 Ivy Mead Mews, L'Derry, BT47 3FH

- DETACHED CHALET BUNGALOW
- 5 BEDROOMS / 1 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- CARPETS & BLINDS INCLUDED IN SALE
- CORNER SITE
- CAR PORT
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having understairs storage, cloaks cupboard and tiled floor.

LOUNGE

15'11" x 12'2" (4.85m x 3.71m)

Having fireplace and laminated wooden floor.

FAMILY ROOM/BEDROOM 5

13' into bay x 9'7" (3.96m into bay x 2.92m)

Having laminated wooden floor.

KITCHEN / DINING / LIVING AREA

30' x 10'7" (9.14m x 3.23m)

Having range of eye and low level units with concealed lighting under, matching pelmet over window with recessed lighting, 1 1/2 bowl stainless steel sink unit with mixer taps, 'Beko' cooking centre with gas hob, 2 electric ovens and grill, ample dining space with patio doors leading to garden. Living area, tiled floor.

SHOWER ROOM

Comprising fully tiled walk in power shower, whb and wc, tiled floor.

BEDROOM 4

12' x 7'5" wp (3.66m x 2.26m wp)

BATHROOM

Comprising bath, walk in electric shower, whb and wc, tiled floor.

UTILITY ROOM

Having eye and low level units, sink unit, plumbed for washing machine, space for American style fridge / freezer, tiled floor.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

16'3" into wardrobe x 12'3" (4.95m into wardrobe x 3.73m)

Having wall to wall wardrobes with sliding mirrored doors, separate built in wardrobe and access to attic storage.

BEDROOM 2

12'3" x 10'10" wp (3.73m x 3.30m wp)

Having laminated wooden floor.

BEDROOM 3

12 into wardrobe x 9'7" (3.66m into wardrobe x 2.92m)

Having wall to wall units with sliding mirrored doors.

SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc.

EXTERIOR FEATURES

Neat lawns to front, side and rear bordered by fence.

Paved patio area.

Tarmac driveway leading to car port.

Garden shed.

ESTIMATED ANNUAL RATES

£1231.63 (JULY 2022)

