

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**




£150,000



146 Ivy Mead, Altnagelvin, BT47 3WZ

- SEMI DETACHED HOUSE
- 4 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PANELLED INTERNAL DOORS
- PAVED PATIO AREA TO REAR
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

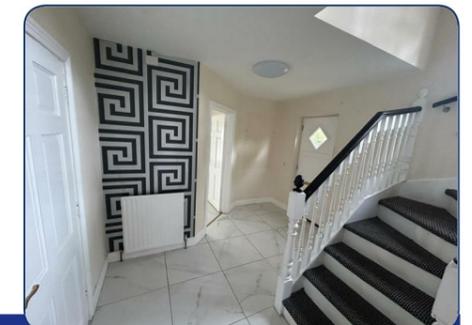
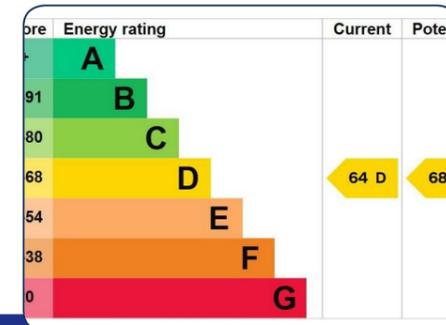
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## ACCOMMODATION

### HALLWAY

Having tiled floor.

### GUEST WHB & WC

Having tiling around whb, wc, extractor fan, tiled floor.

### LOUNGE

18'6" x 13'9" wp (5.64m x 4.19m wp)

Having attractive fireplace, tiled floor.

### KITCHEN / DINING AREA

18'6" x 11'7" (5.64m x 3.53m)

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 and dishwasher, recessed lighting, patio doors leading to rear, understairs storage, laminated wooden floor.

Cloaks cupboard off plumbed for washing machine, tiled floor.

## FIRST FLOOR

### LANDING

Having hotpress and laminated wooden floor.

### BEDROOM 1

12'1" x 9'11" (3.68m x 3.02m)

Having laminated wooden floor.

### EN-SUITE

Comprising fully tiled walk in shower, whb and wc, extractor fan.

### BEDROOM 2

12'9" x 9'11" (3.89m x 3.02m)

Having laminated wooden floor.

### BEDROOM 3

8'1" x 7'8" (2.46m x 2.34m)

Having laminated wooden floor.

### BEDROOM 4

7'9" x 7'6" (2.36m x 2.29m)

Having laminated wooden floor.

### BATHROOM

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

### EXTERIOR FEATURES

Lawn to front and side.

Paved patio area to rear.

### ESTIMATED ANNUAL RATES

£1107.54 (FEB 2024)

