

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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**Daniel Henry**  
ESTATE AGENTS

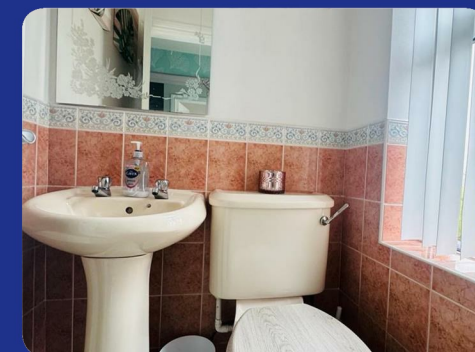
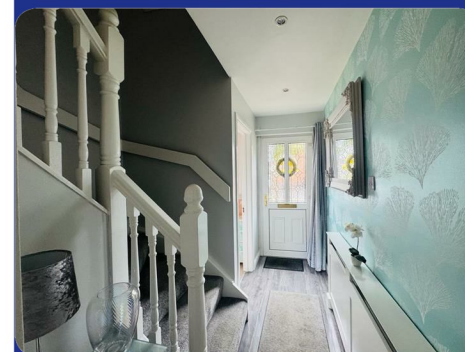
£185,000

FOR SALE



4 Copperfield Mews, L'derry, BT47 5DF

- SEMI-DETACHED HOUSE
- OIL FIRED CENTRAL HEATING`
- PVC DOUBLE GLAZED WINDOWS
- DRIVEWAY TO SIDE
- LAWN TO REAR
- EPC RATING-



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## THE PROPERTY COMPRISES:

### ACCOMMODATION

#### HALLWAY

Having laminated wooden floor, understairs storage.

#### GUEST TOILET

Having WC, WHB, 1/2 tiled walls, tiled floor.

#### LOUNGE

15'1"(into bay) x 13'4" (to widest points) (4.60m(into bay) x 4.06m (to widest points) )  
Having ceiling corncing, fireplace, laminated wooden floor, double doors to Kitchen/dining

#### KITCHEN/DINING

21'5 x 8'9" (6.53m x 2.67m)  
Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, gas hob, underoven, extractor hood, tiling between units, space for fridge freezer, ample dining space, french doors to rear, recessed lighting.

### FIRST FLOOR

#### LANDING

Having recessed lighting

#### BEDROOM (1)

13' x 8'9 (3.96m x 2.67m)  
Having laminated wooden floor

#### BEDROOM (2)

14'10 x 10'4 (to widest points) (4.52m x 3.15m (to widest points))  
Having built in wardrobes with sliding mirror doors, ceiling corncing, recessed lighting

#### BEDROOM (3)

8'6 x 8'5 (to widest points) (2.59m x 2.57m (to widest points))  
Having laminated wooden floor, built in wardrobe

#### BATHROOM

Comprising bath, walk in electric shower, WHB, WC, fully tiled walls, hotpress, recessed lighting

### EXTERIOR FEATURES

Driveway to side.  
Neat lawn to rear.  
Enclosed to rear by fence and gate.  
Paved patio area.

Note: plants not included in sale.

### ESTIMATED ANNUAL RATES

£1099 (June 2026)

