



## The Iris The Hillocks Derry / Londonderry, BT47 3WY



Perfectly finished 4 Bedroom turnkey homes from £157,950

The Hillocks, Church Brae is a stunning collection of modern detached and semi-detached homes. Homes come with a choice of kitchen & finishes.

Suitable for first time buyers, young professionals and families.

Available on the following sites :

Site 74 - Available  
Site 77 - Available

Site 81 - Sale Agreed  
Site 78 - Sale Agreed

**£159,950**

### Viewing

Please contact our Homepage Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

THE HILLOCKS - SITES 78-81



GROUND FLOOR PLAN - Sites 78 & 81

Lounge - 11'1" x 16'4"  
Kitchen/Dining Room - 18'1" x 14'4"

TOTAL FLOOR AREA:  
Sites 78 & 81 - 1200 SQ FT Approx

GROUND FLOOR PLAN - Sites 79 & 80

Lounge - 10'1" x 14'6"  
Kitchen/Dining Room - 16'9" x 13'9"

TOTAL FLOOR AREA:  
Sites 79 & 80 - 955 SQ FT Approx

The Architectural perspectives for illustration purposes only and as such, the floor plan shown may vary from the actual finish on site. Plans are not to scale and all measurements are approximate.

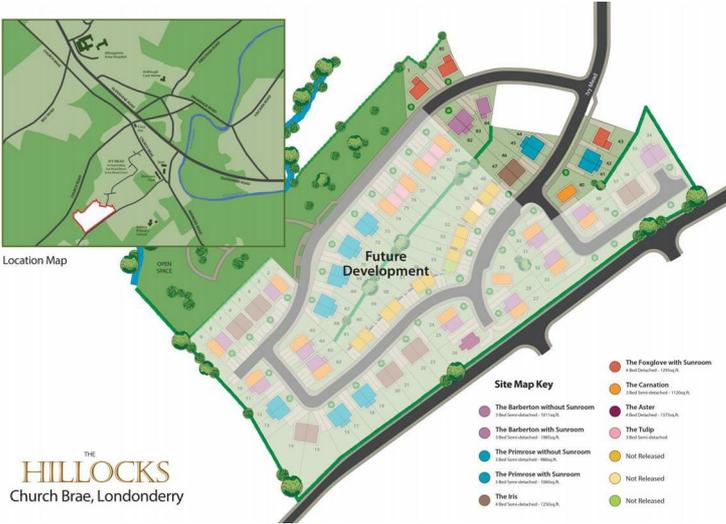
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC   
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Northern Ireland EU Directive 2002/91/EC 



Location Map

THE HILLOCKS  
Church Brae, Londonderry

- Site Map Key**
- The Foxglove with Sunroom (Not Released)
  - The Carnation (Not Released)
  - The Aster (Not Released)
  - The Tulip (Not Released)
  - The Primrose without Sunroom (Not Released)
  - Not Released
  - Not Released
  - The Iris (Not Released)
  - Not Released

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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