



78 Gortnessy Meadows Derry / Londonderry, BT47 3FW



The ever popular 3 bedroom semi-detached Holly House type at Gortnessy Meadows.

A beautiful 2 storey home with enclosed rear garden, tarmac driveway, paved patio area, all with spacious living accommodation.

Perfectly suited to family life, this 3 Bedroom home extends to 1,185 sq ft, offering spacious living accommodation with feature stove to living room and superb internal finishes.

Ideally situated just minutes from the Derry City, Gortnessy Meadows occupies a magnificent semi-rural setting giving the convenience of city living but in a beautiful rural setting.

Asking price £179,950

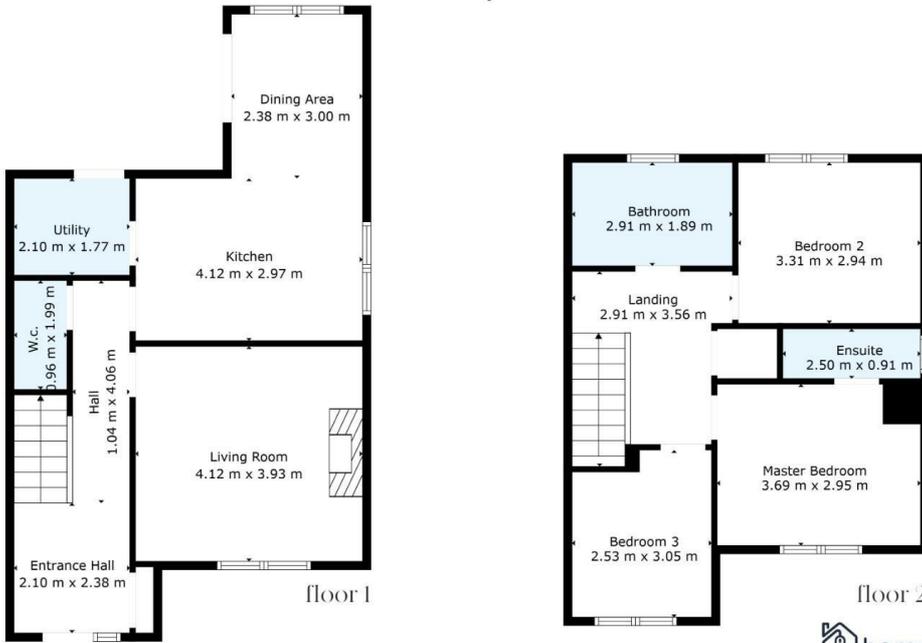
Viewing

Please contact our Homepage NI Office on 08000465102

if you wish to arrange a viewing appointment for this property or require further information.

- 3BEDROOM SEMI-DETACHED FAMILY HOME
- CONSTRUCTED 2021
- OIL FIRED CENTRAL HEATING
- WOOD BURNING STOVE
- FEATURE DINING AREA
- 3 BATHROOMS
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- EXCELLENT CONDITION THROUGHOUT
- SOUGHT AFTER LOCATION

78 Gortnessy Meadows



TOTAL FLOOR AREA - circa 1,185 sq ft



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

Energy Efficiency Rating

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

Northern Ireland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

Northern Ireland EU Directive 2002/91/EC



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Homepage Estate Agents
 Tel: 08000465102 | Email: info@clickhomepage.online
 www.clickhomepage.online

