

## 24 Briar Hill Greysteel, BT47 3DE



Homepage are delighted to present this three bedroom detached family home, conveniently located in the sought after Briar Hill, Greysteel.

This beautiful detached property is presented in a high standard throughout with a spacious entrance hall, lounge, kitchen/dining area, utility room with a downstairs WC, large sunroom, three well-proportioned bedrooms, large ensuite and family shower room.

With many stunning internal features including underfloor heating (excluding bathrooms), a 'Beam' Vacuum System, a bright and airy sunroom, a stylish ensuite bathroom with a luxurious Jacuzzi-style bath and stunning views across the Foyle and beyond.

Positioned on a generous plot, this property further benefits from a large paved driveway to the front, detached garage and private yard to the rear.

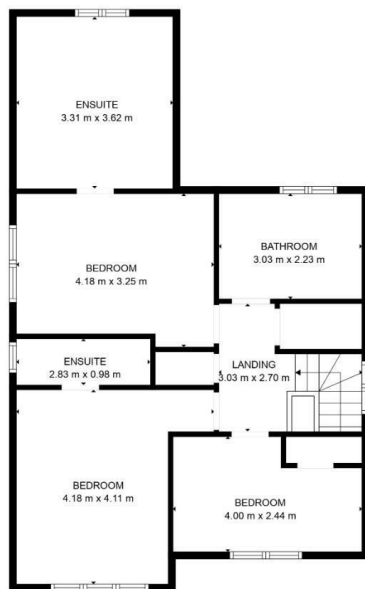
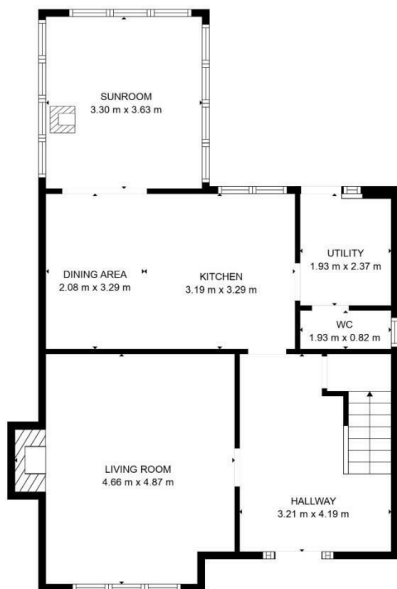
Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

- LARGE DETACHED FAMILY HOME
- 3 LARGE BEDROOMS
- 3 BATHROOMS
- EXCELLENT CONDITION THROUGHOUT
- 2 RECEPTION ROOMS
- OPEN FIRE
- UNDERFLOOR HEATING
- DETACHED GARAGE
- SOUGHT AFTER LOCATION

**Offers over £229,950**



# 24 Briar Hill GREYSTEEL



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) <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		

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