



## 38 Oeghill Hill Park Derry / Londonderry, BT47 3HN



Homepage Estate Agents are delighted to welcome this stunning detached family home in the quiet Oeghill Park Development.

This fabulous property extends to approximately 1,680 sq ft and features a large open-plan kitchen, dining, and living area. The contemporary kitchen includes quartz worktops, a range of integrated appliances, and a feature centre island.

A spacious, well-ventilated boot room with high ceilings offers excellent potential for the installation of a pulley maid clothes airer or a storage loft. The ground floor also includes a bright and airy living room and a downstairs W.C.

On the first floor comprises a hot press, three generously sized double bedrooms, including master ensuite and a spacious family bathroom.

Conveniently located just minutes from the city, this large property offers the ideal balance of city access and a peaceful rural setting.

Offering excellent living accommodation and finished to a high quality standard throughout, this beautiful family home will appeal to a wide range of buyers.

### Offers over £259,950

#### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

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

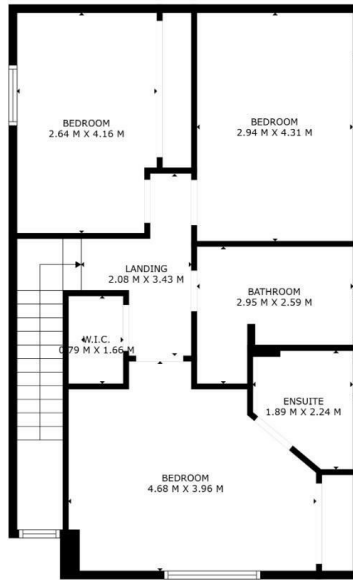
- LARGE DETACHED FAMILY RESIDENCE
- 3 DOUBLE BEDROOMS
- 3 BATHROOMS
- 2 RECEPTION ROOMS
- LARGE UTILITY & BOOT ROOM
- CONTEMPORARY FINISHES THROUGHOUT
- TRIPLE GLAZING
- OIL FIRED CENTRAL HEATING
- CIRCA 1,680 SQ FT
- CONVENIENT LOCATION



# 38 Oeghill Park



FLOOR 1



FLOOR 2

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		

Northern Ireland

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