



71 Lower Ballyartan Road, Killaloo, L'Derry, BT47 3SY

Offers Over £575,000

- Stunning Barn Conversion
- 2 Bathrooms
- Set in 2.5 acres of trees and lawn
- Solid wood double glazing
- House of the year Finalist 2011
- 2 Receptions
- Frontage to River Faughan with fishing rights
- 4 Double bedrooms
- Man Cave and BBQ Area
- Oil Fired central heating

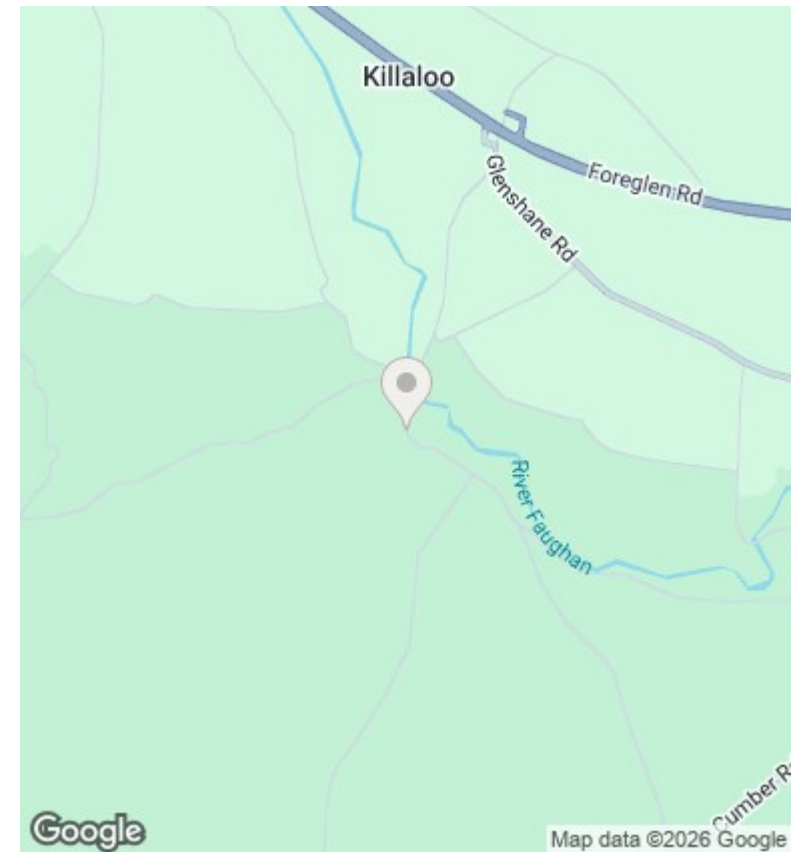
Directions

Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

Council Tax Band

EPC Rating:



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |