



## 18 Church Meadow Derry / Londonderry, BT47 6DE



An excellent opportunity to own a beautiful 3 Bed semi-detached property in the ever popular Church Meadow development.

Located in a sought after residential area this home is convenient to Lisnagelvin Shopping Centre, Altnagelvin Hospital, Crescent Link Retail Park, schools, churches and bus route in addition main routes to and from the City.



This property is Ideal for the investor or first-time buyer.

- Corner Site
- Off Street Parking
- 3 generous bedrooms
- OFCH
- uPVC Double glazing windows and doors
- Private rear garden

**Asking price £124,950**

### Viewing

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

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		
<b>Northern Ireland</b>		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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.