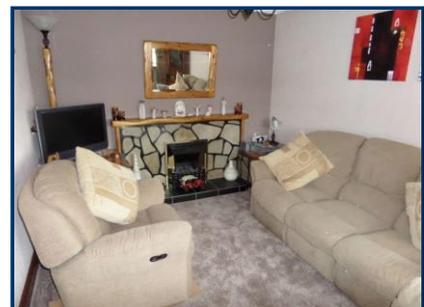




## 149 Primity Crescent Newbuildings

- Popular Residential Location
- PVC Double Glazed Windows
- Gas Heating
- Negotiable Completion

Asking Price: £119,950



## ENTRANCE HALL:

PVC front door, meter cupboard, coving, dado rail, laminate wood flooring

## LOUNGE: 13'6" (4.11m) x 10'0" (3.05m)

Natural stone fireplace with tiled hearth, coving, bow window

## KITCHEN/DINING: 17'10" (5.44m) x 9'11" (3.02m)

Eye and low level units, wine rack, gas hob and electric oven, stainless steel sink unit, plumbed for dishwasher, larder and storage cupboard, beam ceiling, part tiled walls, tiled floor

## REAR HALL:

Cushion floor

## UTILITY ROOM: 10'9" (3.28m) x 6'5" (1.96m)

Low level units, stainless steel sink unit, plumbed for automatic washing machine, tiled floor

## SHOWER ROOM:

Low flush wc, wash hand basin, electric shower, part tiled walls

## FIRST FLOOR:

### BEDROOM (1): 9'7" (2.92m) x 8'10" (2.69m)

### BEDROOM (2): 13'0" (3.96m) x 8'10" (2.69m)

Storage cupboard, dado rail

### BEDROOM (3): 11'7" (3.53m) x 9'2" (2.79m)

Built in wardrobes, TV shelving

## BATHROOM:

Low flush wc, wash hand basin, bath with telephone hand shower attachment, step in electric shower, laminate wood flooring

## DETACHED GARAGE:

## EXTERIOR:

Enclosed garden to front in lawn  
Concrete Driveway to Detached Garage

### PROPERTY MISREPRESENTATION ACT 1991

1. The information contained within these particulars has been checked and unless otherwise stated is understood to be materially correct at the date of publication, but circumstances may change beyond our control after the particulars have been printed.
2. The descriptions, dimensions, references to condition, necessary permission for use and occupation and other details are given in good faith, but any intending purchasers and tenants should, by enquiry to this office, satisfy themselves as to the correctness/availability of each of them before arrangements are made to view.
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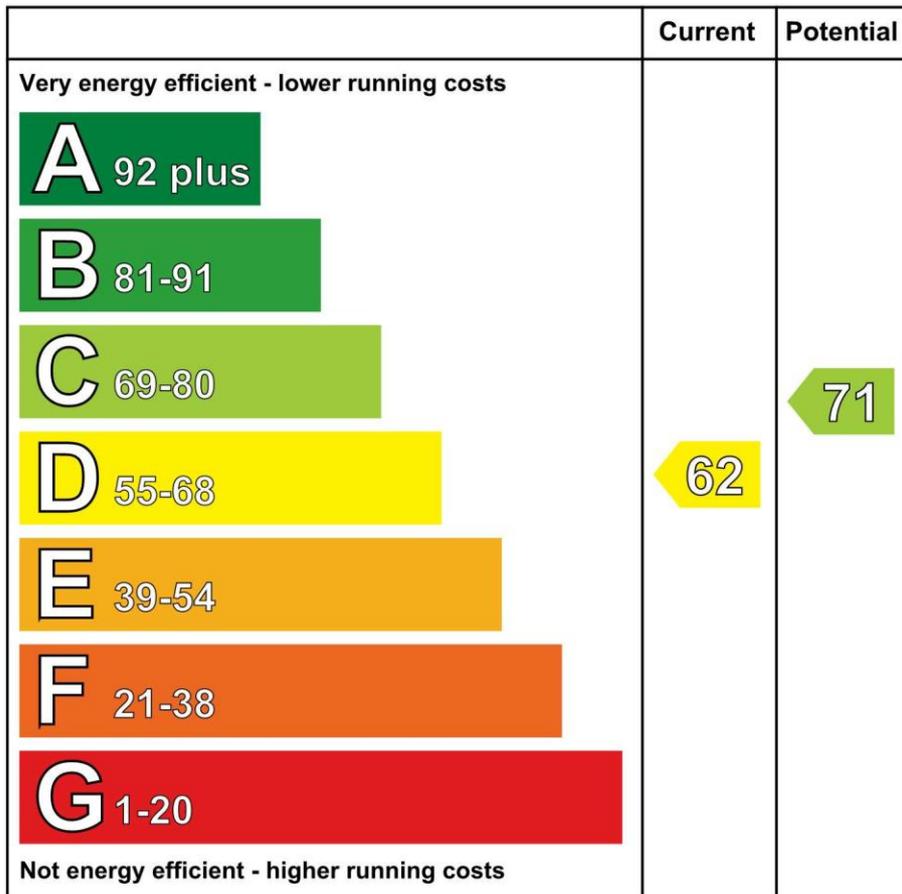
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**149, Primity Crescent  
Newbuildings  
LONDONDERRY  
BT47 2RA**

Date of assessment: 24 May 2016  
 Date of certificate: 24 May 2016  
 Reference number: 2249-2030-0275-6596-8924  
 Type of assessment: RdSAP, existing dwelling  
 Accreditation scheme: Elmhurst Energy Systems Ltd  
 Assessor's name: Mr. Zissis Papaconstantinou  
 Assessor's accreditation number: EES/015777  
 Employer/Trading name: Zissis Papaconstantinou  
 Employer/Trading address: Forsyth House Cromac Square, Belfast,  
 BT38 8GG  
 Related party disclosure: No related party

## Energy Efficiency Rating



## Technical Information

**Main heating type and fuel:** Boiler and radiators, mains gas  
**Total floor area:** 105 m<sup>2</sup>  
**Approximate energy use:** 267 kWh/m<sup>2</sup> per year  
**Approximate CO<sub>2</sub> emissions:** 47 kg/m<sup>2</sup> per year  
**Dwelling type:** End-terrace house

The approximate energy use and CO<sub>2</sub> emissions are per square metre of floor area based on fuel costs for the heating, ventilation, hot water and lighting systems. The rating can be compared to the benchmark of the average energy efficiency rating for the housing stock in Northern Ireland.

## Benchmarks

Average for Northern Ireland **D60**

