



## 109 Butlers Wharf, Londonderry, BT47 6SR

Asking Price £154,950

- 4 Bedroom Townhouse
- Ready to walk into.
- New Condensing Boiler
- Excellent condition throughout

## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	