



## 133 Rosstown Road Londonderry, BT47 5SU



Homepage Estate Agents are delighted to offer this beautiful 3 bedroom bungalow set in this stunning rural location, yet just a short drive from City Centre amenities.

Benefiting from recent modernisation and internal works, this property is sure to appeal to a wide range of buyers.

- DETACHED BUNGALOW
- LARGE PRIVATE SITE
- RECENT MODERNISATION
- TWO LARGE RECEPTION ROOMS
- FEATURE WOOD BURNING STOVE
- OFCH
- STUNNING COUNTRYSIDE VIEWS
- 4TH SINGLE BEDROOM / STUDY

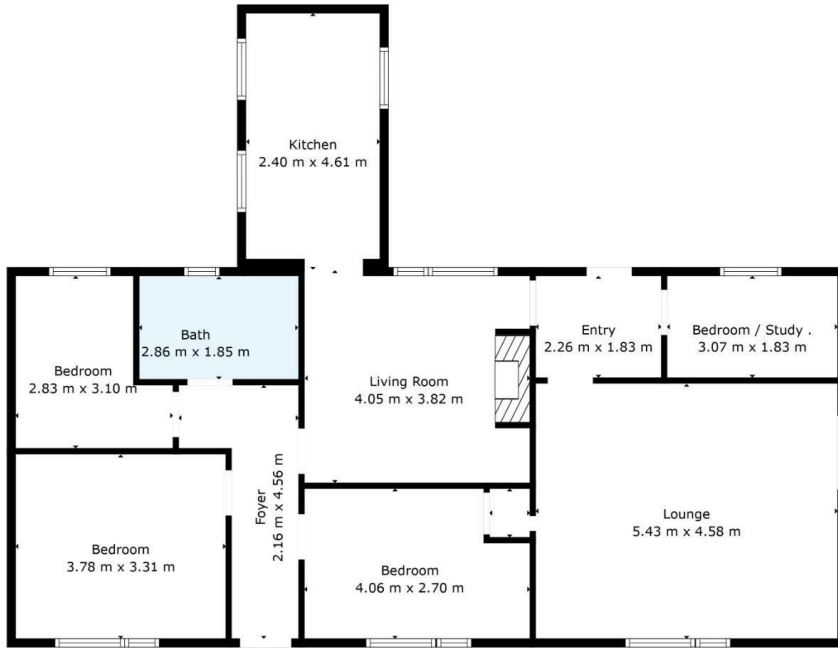
**Asking price £179,950**

### Viewing

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



# 133 Rosstowney Road



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                     |         |                         |
| <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>  |         |                         |
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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.

