



69 Copperthorpe, Drumahoe

- Imposing detached villa situated in prime cul de sac position
- Beautifully finished in attractive reclaimed brick
- Occupying larger than average plot in popular development
- Five Bedrooms (Two Ensuite and one with feature balcony)
- PVC double glazed windows (excluding velux)
- Oil fired central heating
- Sizeable home for the growing family

Asking Price: £260,000



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		62	65
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	



ENTRANCE HALL:

Laminate wood flooring

GUEST WC:

Low flush wc, wash hand basin, tiled floor

FAMILY ROOM: 13'10" (4.22m) x 10'10" (3.3m)

Laminate wood flooring

LOUNGE: 16'8" (5.08m) x 11'7" (3.53m)

Cast iron fireplace with attractive surround, laminate wood flooring, double doors to....

DINING ROOM: 11'3" (3.43m) x 10'0" (3.05m)

Tiled floor, double doors to....

SUN ROOM: 12'3" (3.73m) x 11'6" (3.51m)

Tiled floor

KITCHEN: 14'2" (4.32m) x 11'2" (3.4m)

Eye and low level units, with integrated hob and oven, extractor fan, luxury granite worktops with upstands, Belfast sink, plumbed for dishwasher, tiled floor

UTILITY ROOM:

Low level units, stainless steel sink unit with mixer tap, tiled floor

FIRST FLOOR:

Landing with hotpress, laminate wood flooring

BEDROOM (1): 14'11" (4.55m) x 11'4" (3.45m)

Double doors leading to balcony **Ensuite:** Low flush wc, wash hand basin, walk in shower, tiled floor

BEDROOM (2): 16'2" (4.93m) x 12'0" (3.66m)

Laminate wood flooring

BEDROOM (3): 12'0" (3.66m) x 10'11" (3.33m)

Laminate wood flooring

BEDROOM (4): 11'2" (3.4m) x 9'10" (3m)

Laminate wood flooring

BATHROOM:

Low flush wc, wash hand basin, bath, walk in shower, tiled floor

SECOND FLOOR:

Landing with built in wardrobe

BEDROOM (5): 18'5" (5.61m) x 16'9" (5.11m)

Dressing room **Ensuite:** Low flush wc, wash hand basin, walk in shower

EXTERIOR:

Enclosed garden to rear in lawn with paved patio; gravel driveway

**PROPERTY MISREPRESENTATION ACT 1991**

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