



## 93 Butlers Wharf

Enagh

- Magnificent well appointed detached residence
- Popular residential park on the banks of the Foyle
- Beautifully presented with style and luxury evident throughout
- Gas central heating
- Double glazed windows
- Viewing is highly recommended and strictly by appointment



Asking Price: £315,000



## ENTRANCE HALL:

Storage cupboard, telephone point, tiled floor

## GUEST WC:

Low flush wc, wash hand basin in vanity unit with monotap, heated towel rail, tiled floor

## LOUNGE: 22'0" (6.71m) x 13'1" (3.99m)

Cast iron fireplace with granite hearth and marble surround, uPVC French doors to rear garden

## FAMILY ROOM: (excluding bay) 17'10" (5.44m) x 13'7" (4.14m)

Granite fireplace and hearth, telephone point, TV and aerial point

## KITCHEN/DINING: 17'8" (5.38m) x 11'10" (3.61m)

Feature two tone eye and low level units, extractor fan, 1 1/4 bowl stainless steel sink unit with flexible tap, integrated dishwasher, glass display units, under unit lighting, porcelain tiled floor, leading to....

## SUN ROOM: 11'10" (3.61m) x 10'9" (3.28m)

Porcelain tiled floor, uPVC doors to patio area

## UTILITY ROOM: 8'9" (2.67m) x 5'6" (1.68m)

Eye and low level units, stainless steel sink unit, plumbed for automatic washing machine, tiled floor, PVC back door

**FIRST FLOOR:** Landing, airing cupboard with gas boiler

## BEDROOM (1): 18'0" (5.49m) x 9'10" (3m)

## BEDROOM (2): 18'0" (5.49m) x 13'0" (3.96m)

**Ensuite:** Low flush wc, wash hand basin in vanity unit, large step in electric shower, heated towel rail, tiled floor

## BEDROOM (3): L Shaped 13'0" (3.96m) x 12'0" (3.66m)

## BEDROOM (4): 13'2" (4.01m) x 9'8" (2.95m)

## BATHROOM:

Low flush wc, wash hand basin, bath, fully tiled step in thermostatic shower, part tiled walls, tiled floor

## EXTERIOR:

Garden to rear in lawn with feature patio; outside tap and light; large shed; tarmac driveway

### PROPERTY MISREPRESENTATION ACT 1991

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# 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>	76	78
(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	





