

DONNYBROOK

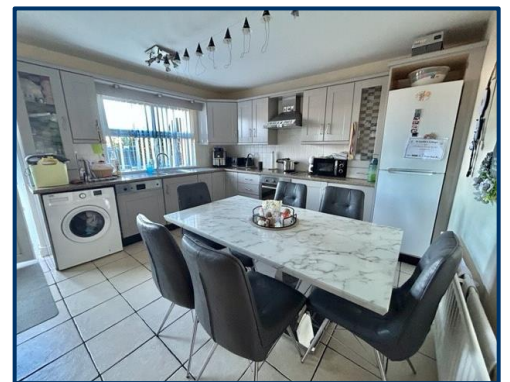
Estate Agents, Property Consultants and Valuers



3 Tranarossan Avenue

Foyle Springs

- Delightful mid townhouse in a popular residential location
- Oil fired central heating
- PVC double glazed windows
- Close to local shops, schools and churches
- Viewing strictly by appointment



Asking Price: £149,950

21-23 Spencer Road L`Derry BT47 6AA

Tel: 028 7134 3600 | Fax: | Email: info@donnybrookestateagents.com

<https://www.donnybrookestateagents.com>



ENTRANCE PORCH:

uPVC front door, tiled floor

LOUNGE: (L Shaped) 16'9" (5.11m) x 13'5" (4.09m)

Tiled fireplace and hearth with modern timber surround, laminate wood flooring



KITCHEN/DINING: 15'11" (4.85m) x 12'8" (3.86m)

Eye and low level units with integrated hob and oven, stainless steel extractor fan, 1 1/4 bowl stainless steel sink unit, plumbed for dishwasher, part tiled walls, tiled floor, uPVC back door



FIRST FLOOR:

Landing with hotpress

BEDROOM (1): 12'8" (3.86m) x 10'1" (3.07m)

Laminate wood flooring

BEDROOM (2): 13'7" (4.14m) x 7'10" (2.39m)

Laminate wood flooring

BEDROOM (3): 8'7" (2.62m) x 8'3" (2.51m)

Laminate wood flooring



BATHROOM:

Low flush wc, wash hand basin, bath with electric shower over, fully tiled walls

EXTERIOR:

Rear garden in lawn with access to concrete yard; tarmac driveway

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.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Northern Ireland

EU Directive
2002/91/EC



