



2 Alexandra Place

Foyle Road

- Super three bedroom mid terrace first time buyer home
- Spacious accommodation with well proportioned rooms
- Oil fired central heating
- PVC double glazed windows
- Highly sought after location convenient to the City Centre

Asking Price: £130,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC



ENTRANCE PORCH:

Tiled floor

ENTRANCE HALL:

Storage cupboard, laminate wood flooring

GUEST WC:

Low flush wc, wash hand basin, laminate wood flooring

LOUNGE: 17'8" (5.38m) x 11'11" (3.63m)

Fireplace and hearth with attractive carved surround, wall lights, under stairs storage, laminate wood flooring

KITCHEN/DINING: 18'1" (5.51m) x 10'8" (3.25m)

Eye and low level units, integrated hob and oven, extractor hood, stainless steel sink unit, plumbed for automatic washing machine, glass display unit, part tiled walls, cushion floor

FIRST FLOOR:

Landing

BEDROOM (1): 11'0" (3.35m) x 10'9" (3.28m)

Built in wardrobes, mirror sliderobes

BEDROOM (2): 14'8" (4.47m) x 7'6" (2.29m)

Laminate wood flooring

BEDROOM (3): 17'8" (5.38m) x 7'10" (2.39m)

BATHROOM:

Low flush wc, wash hand basin, storage units, fully tiled step in electric shower, part tiled walls, tiled floor

EXTERIOR:

Large yard to front and garden to rear



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.
2. The descriptions, dimensions, references to condition, necessary permission for use and occupation and other details are given in good faith, but any intending purchasers and tenants should, by enquiry to this office, satisfy themselves as to the correctness/availability of each of them before arrangements are made to view.
3. All equipment and fixtures and fittings referred to in these particulars were present at the date of publication. They have however, not been tested and we give absolutely no warranty as to their condition or operation.
4. Date of Publication – SMcC/WS 20/11/2023

Donnybrook endeavour to make all sale particulars accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All descriptions, dimensions and references to condition and necessary permissions for use and occupation are given without responsibility. We would strongly recommend that all the information which is provided about the property is verified by yourself or your professional advisers. No person in the employment of Donnybrook has any authority to make or give any representation or warranty in relation to this property.

21-23 Spencer Road L`Derry BT47 6AA

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

<https://www.donnybrookestateagents.com>



