



28 Mountjoy Street

Derry

- Superb three storey terraced dwelling close to the City Centre
- Well maintained and beautifully presented accommodation
- Suitable as both buy to let investment (Airbnb) or first time buyer home
- PVC double glazed windows (excluding velux)
- Oil fired central heating
- Stylish well finished interior which is well worth viewing



Price: Offers Around £135,000



ENTRANCE PORCH:

uPVC Front door, tiled floor, vestibule door

ENTRANCE HALL:

Tiled floor

LOUNGE: 11'4" (3.45m) x 10'11" (3.33m)

Stylish fireplace and hearth, laminate wood flooring

DINING ROOM: 12'1" (3.68m) x 10'3" (3.12m)

Cast iron fireplace with granite hearth, wood surround and matching mirror overmantle, understairs storage, tiled floor

KITCHEN: 12'9" (3.89m) x 6'8" (2.03m)

Hi gloss eye and low level units, Blanco sink and drainer, quartz worktops and upstands, extractor fan, tiled floor

REAR HALL:

Tiled floor, uPVC door

SHOWER ROOM:

Low flush wc, wash hand basin in vanity unit, large step in electric shower, wall mounted radiator, fully tiled walls, tiled floor

FIRST FLOOR:

BEDROOM (1): 10'6" (3.2m) x 8'9" (2.67m)

Shelved hotpress

BEDROOM (2): 15'8" (4.78m) x 10'11" (3.33m)

SECOND FLOOR:

BEDROOM (3): 10'8" (3.25m) x 6'2" (1.88m)

Velux window

BEDROOM (4): 14'1" (4.29m) x 10'3" (3.12m)

Cupboard, velux window

EXTERIOR:

Rear yard



PROPERTY MISREPRESENTATION ACT 1991

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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		
(55-68) D		
(39-54) E		50
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



