




57 Copperthorpe,
Drumahoe

- Duplex apartment with Four Bedrooms (Principal Ensuite)
- Lucrative investment property potential
- Oil fired central heating
- PVC double glazed windows
- Viewing is highly recommended

Asking Price: £125,000



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		66	69
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	



STORAGE AREA: 24'0" (7.32m) x 6'10" (2.08m)

Boiler, tiled floor

ENTRANCE HALL:

Laminate wood flooring

BEDROOM (1): 10'1" (3.07m) x 7'11" (2.41m)

BEDROOM (2): 13'10" (4.22m) x 12'8" (3.86m)

Laminate wood flooring **Ensuite:** Low flush wc, wash hand basin, fully tiled step in electric shower, tiled floor

FIRST FLOOR:

Landing, laminate wood flooring

KITCHEN/DINING/LOUNGE: 21'6" (6.55m) x 16'4" (4.98m)

Eye and low level units with integrated hob and oven, extractor fan, stainless steel sink unit, plumbed for automatic washing machine, part tiled walls, tiled floor, uPVC French doors to Juliet balcony

BEDROOM (3): 13'7" (4.14m) x 13'4" (4.06m)

Built in wardrobe, laminate wood flooring

BEDROOM (4): 11'5" (3.48m) x 9'9" (2.97m)

Laminate wood flooring

BATHROOM:

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



PROPERTY MISREPRESENTATION ACT 1991

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