



## 2 Templeard, Ballynagard, Derry, BT48 8FE

**Asking Price £495,000**

- 4 Bedroom Detached family home
- 3 Receptions
- Garage
- GYM
- Triple Glazed
- Gas Central Heating.
- Excellent condition throughout.



Directions

Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

Council Tax Band

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	