



## 110 Kinsale Park Londonderry, BT47 6NL



Homepage Estate Agents are delighted to welcome this very well presented 3 bedroom semi-detached home in the Waterside Area.

This family home has been tastefully modernised throughout and benefits from spacious living accommodation with three well proportioned bedrooms and a family bathroom.

Due to the excellent location and condition internally this property is sure to attract lots of interest from first time buyers and investors alike.

- 3 BEDROOMS
- END TERRACE
- MODERN FINISHES THROUGHOUT
- OFCH
- EXTERIOR STORAGE
- ENCLOSED REAR GARDEN

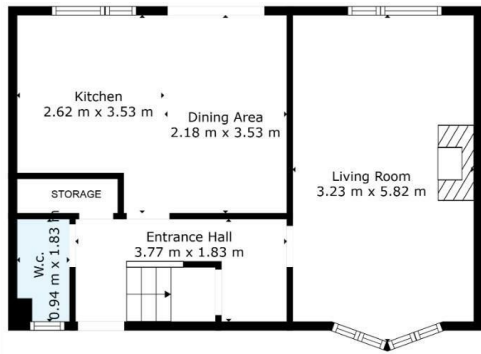
**Asking price £115,000**

### Viewing

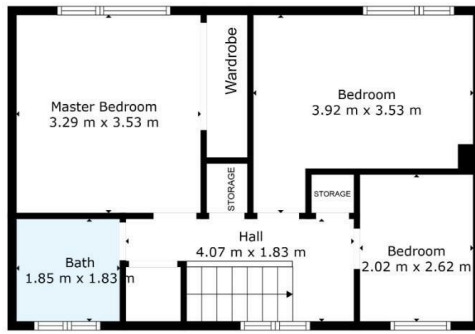
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.



# 110 Kinsale Park



Ground Floor



First Floor

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and some measurements are taken to widest point.



## 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>		

Northern Ireland

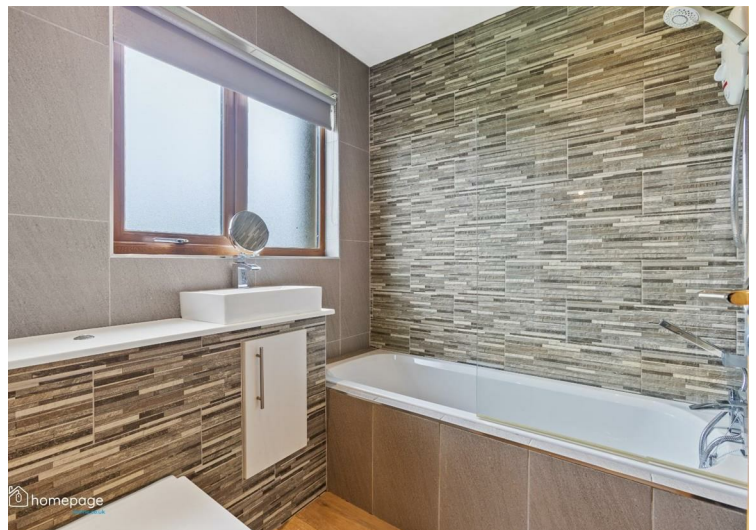
EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		

Northern Ireland

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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