



## 59 Cornmill Park Londonderry, BT47 3FP



Homepage Estate Agents are delighted to welcome this beautiful detached 2 storey home with enclosed rear garden, stoned driveway, paved patio area, all with spacious living accommodation.

Perfectly suited to family life, this property benefits from a large open plan kitchen / dining, utility room, 2 reception rooms, downstairs W.C., 4 generous bedrooms (with master ensuite) and a family bathroom.

This 4 Bedroom detached home extends to circa 1,450 sq ft, offering spacious living accommodation and suburb internal finishes.

Ideally situated just 5 miles from the city, this beautiful home is sure to appeal to a wide range of buyers.

**Asking price £259,950**

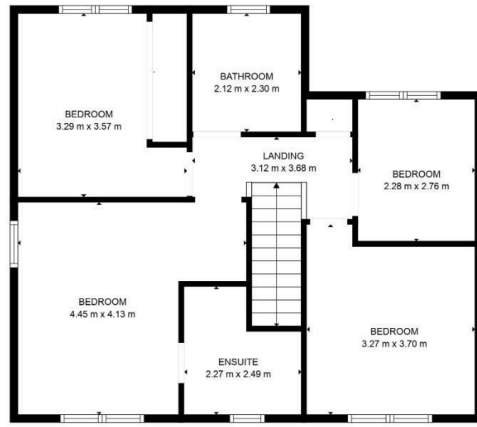
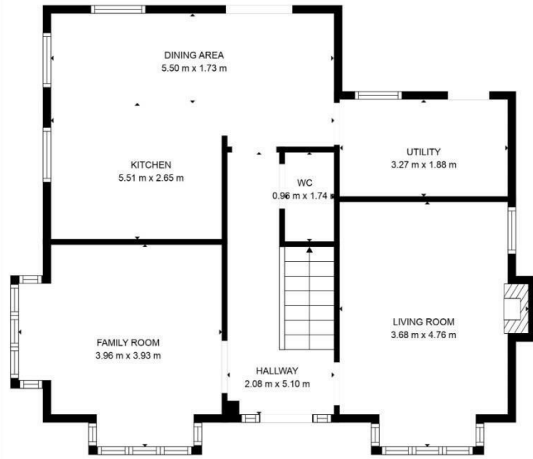
### Viewing

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

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- 2 RECEPTION ROOMS
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING
- OFF STREET PARKING
- LARGE ENCLOSED REAR GARDEN
- EXCELLENT CONDITION THROUGHOUT
- SOUGHT AFTER LOCATION

# 59 Cornmill Park

CAMPSIE



FLOOR 1

FLOOR 2

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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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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